DEV

Form 42-248/42-1409(6) Rev. 6/22

RECEIVED

JAN 26 2023

WATER RESOURCES
WESTERN REGION

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "*Yes*" in the "*Split?*" column. If the water right is leased to the Water Supply Bank, check "*Yes*". If you are not sure if the water right is leased to the Water Supply Bank, see #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
63-12008	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Rick E Thomas
Name of current water right holder/claimant

* 3. New Owner(s)/Claimant(s): ASHFORD Greens owners Association. Inc
New owner(s) as listed on the conveyance document Name connector ☐ **and** ☐ **or**

845 E FAIRVIEW AVE STE 120 | MERIDIAN | ID | 83642-8048
Mailing address | City | State | Zip

(208) 855-0505 | ERIK@snakeriverhoa.com
Telephone | Email

4. If the water rights and/or adjudication claims were split, how did the division occur?
N/A
☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.

* 5. Date you acquired the water rights and/or claims listed above: _____.

6. Do you own the land identified as the water right place of use? Yes ☐ No ☒
- If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.

7. This form must be signed and submitted with the following **REQUIRED** items:
CCRS
* ☐ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
* ☑ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
* ☐ Filing fee (see instructions for further explanation):
  - ✓ $25 per *undivided* water right.
  - $100 per *split* water right.
  - No fee is required for pending adjudication claims.
☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

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8. Signature: Mark James | President | 1/26/23
Signature of new owner/claimant | Title, if applicable | Date

Print name

Signature: _____ | _____ | _____
Signature of new owner/claimant | Title, if applicable | Date

Print name

For IDWR Office Use Only:

Receipted by DM Date 1-26-23 Receipt No. W050990 Receipt Amt. $25.00

Active in the Water Supply Bank? Yes ☐ No ☒ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐

Name on W-9 _____ Approved by DM Processed by DM Date 3-10-23

49

ADA COUNTY RECORDER J. DAVID NAVARRO 1
BOISE IDAHO 12/20/02 11:47 AM
DEPUTY Michelle Turner
RECORDED – REQUEST OF
Title One
AMOUNT 3.00

102153693

QUITCLAIM DEED

For value received **BRIGHTON CORPORATION, an Idaho Corporation** does hereby convey, release, remise and forever quit claim unto

ASHFORD GREENS OWNERS ASSOCIATION, INC.
12426 W. Explorer, Suite 220
Boise, Idaho 83713

the following described premises, to-wit:

Lot 41, Block 19, Lot 9 and Lot 14, Block 29, Lot 1, Block 30, and Lot 1, Block 31 of ASHFORD GREENS SUBDIVISION NO. 6, according to the official plat thereof, filed in Book 85 of Plats, at Pages 9506 thru 9508, Instrument No. 102143943, records of Ada County, Idaho.

Subject to all restrictions and covenants pertaining to said subdivision together with their appurtenances.

Dated: December 16, 2002

BRIGHTON CORPORATION

David W. Turnbull, President

BRIGHTON CORPORATION CORPORATE SEAL STATE OF IDAHO

STATE OF IDAHO)
) ss:
County of Ada)

On this 19th day of December, 2002, before me, the undersigned, a Notary Public in and for said State, personally appeared DAVID W. TURNBULL, known or identified to me to be the PRESIDENT of BRIGHTON CORPORATION an Idaho Corporation, the Corporation that executed the foregoing instrument or the person who executed the foregoing instrument on behalf of said Corporation, and acknowledged to me that such Corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

REBECCA A. HARRIS NOTARY PUBLIC STATE OF IDAHO

Notary Public for Idaho
Residing at Meridian, Idaho
My Commission Expires: 10-6-2005

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IDAHO DEPARTMENT OF WATER RESOURCES **12/19/2022**

Proof Report

Water Right 63-12008

Owner Type	**Name and Address**
Current Owner	RICK E THOMAS 5727 HILL RD BOISE, ID 83703 (208) 322-7529

Priority Date: 4/15/1993
Basis: License
Status: Active

Source	**Tributary**
GROUND WATER	

Beneficial Use	**From**	**To**	**Diversion Rate**	**Volume**
IRRIGATION	3/15	11/15	0.720 CFS	162.0 AF
	Total Diversion		0.720 CFS	162.0 AF

Source and Point(s) of Diversion:

GROUND WATER	NESW	Sec. 3, Twp 03N, Rge 01W, ADA County

Place Of Use:
IRRIGATION within ADA County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
03N	01W	3							3.4	1.4	11.2	20.0							36.0

POU Total Acres: 36.0

Conditions of Approval:

1. R32 This right when combined with all other rights shall provide no more than .02 cfs per acre nor more than 4.5 afa per acre for irrigation of the lands above.
2. The right holder shall fully use all surface water rights appurtenant to the lands identified above prior to using water under this right.

Comments:

1 HODGES 4/15/1993 EXISTING USE, EXISTING WELLS, OVERLAPPING RIGHT

This application is being filed to replace and expand on 63-5410, which was filed claiming an inappropriate priority of 1960. Irrigation from groundwater began in approximately 1977, using wells drilled about that time. No permit was ever obtained. Attached statement from lesee indicates use prior to 1987. Application may be processed during moratorium. 63-10033, for irrigation of 4 acres in NWSW is for separate acres also owned by applicant or applicant's family.

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2 ZIMMERMA 6/16/1993 MORATORIUM EXEMPTION

This permit is located within the Boise River Drainage Moratorium boundary; however, its pre-1987 development is within the acceptable parameters of the Moratorium guidelines. DIVERSION DESCRIPTION Well was drilled in September of 1982. Well has 8" casing by 65' deep.

3 ANDREGG 8/19/1993 Proof of Beneficial Use Rcvd
Proof of Beneficial Use Rcvd

4 mciscell 6/10/2013 POD
Bulk Generate Shape From PLS

5 lmcsherry 12/20/2021 Split Right
Split into 63-35173.

6 lmcsherry 12/20/2021 POU
Updated Shape

Dates and Other Information:
Licensed Date: 5/9/1994
Water District Number: 63
Mitigation Plan: False

Combined Use Limits:
N/A

SubCase:
N/A

Water Supply Bank:

N/A

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State of Idaho
Department of Water Resources

Attachment to Water Right License

63-12008

This map depicts the IRRIGATION place of use boundary for this water right at the time of this approval and is attached to the approval document solely for illustrative purposes.



Place Of Use Boundary
Townships
PLS Sections
Quarter Quarters
Point of Diversion

0 0.05 0.1 0.2 Miles

N

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No. C 119399

Return to:
SECRETARY OF STATE
700 WEST JEFFERSON
PO BOX 83720
BOISE, ID 83720-0080

NO FILING FEE IF RECEIVED BY DUE DATE

Due no later than May 31, 2004
Annual Report Form

1. Mailing Address - Correct in this box, if applicable

ASHFORD GREENS OWNERS ASSOCIATION, Inc.
~~3313 W. Cherry Ln., Box 110~~
~~PO BOX 5714~~
Meridian, ID 83642
~~BOISE, ID 83705~~

2. Registered Agent and Office NO PO BOX

~~ASSOCIATION MANAGEMENT, INC~~
~~1521 E BOISE AVE~~ J. Kent Foster
4735 W. Moon Lake Dr.
~~BOISE, ID 83706~~
Meridian, Id. 83642

3. New Registered Agent Signature

J. Kent Foster

4. Corporations: Enter Names and Business Addresses of President, Secretary and Directors.

Office held	Name	Street or P.O. Address	City	State	Zip
President	Cleve Cushing	4681 W. Moon Lake Dr.	Meridian	ID	83642
V.P.	J. Kent Foster	4735 W. Moon Lake Dr.	Meridian	ID	83642
Sec./Treas.	Diane Kellogg	2898 N. Silverleaf Way	Meridian	ID	83642
Director	Tim Brown	2625 N. Waggle Place	Meridian	ID	83642
Director	Ed Johnson	4545 W. Niblick Lane	Meridian	ID	83642

5. Organized Under the Laws of:
IDAHO
C 119399

6.
Signature J. Kent Foster Date 5/15/04
Name (Typed or Printed) J. Kent Foster Title Director

Issued 03/08/2004

Do Not Tape or Staple

2004 MAY 17 A 8:11
COPY OF STATE
STATE OF IDAHO

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MINUTES

From the first Meeting of the Members
Ashford Greens Owners Association, Inc.
Wednesday, April 16, 2003

The meeting began at 6:00 p.m. with a welcome and introduction of advisory board members. The agenda for the meeting was displayed overhead with an explanation that it is prescribed in the bylaws of the association.

Landscape Maintenance Dick Miller introduced Felix Aramburu of Capital Lawn and Maintenance Co., the company chosen from among seven who submitted landscape maintenance proposals for 2003. Felix explained that his plan is to be actively involved in the maintenance work in the neighborhood and that he will respond quickly to any problems, repairs or other requests, even after hours and on weekends. Under a separate contract, his company is also maintaining landscaping in James Place. After responding to a few questions, Felix left the meeting.

Calling of Role to Determine the Members Represented Fifty-four members were present for the meeting including seven by proxy. In addition, the transition board held 135 votes from the developer for unsold lots. The total votes present fell just short of the required 60% quorum, so the meeting was adjourned. Dick Miller explained that the bylaws allow for the calling of another meeting without notice at any time within 60 days and asked if the members present would like to proceed in this manner. All agreed by acclimation.

Reading of Notice and Proof of Call Dick displayed the notice of the meeting mailed to all members if record on March 28, 2003.

Reports of Officers For the developer, Dick provided a brief report to the members including the following points:

- The Ashford Greens Owners Association is an Idaho non-profit corporation formed in May, 1997 by the developer to own common areas and carry out the responsibilities and provide services to its members. Membership is one of many real estate property ownership rights in Ashford Greens.
- The association has been under control of the developer since its formation and tonight's meeting represents transition of that control to the members.
- A transition board including Ron Howell and Linda Moody has guided the transition process for the past several months. Three other transition board members were involved but had resigned for personal reasons in the recent past.
- AMI's role in the operation of the association is to act as the business office. AMI is a small company which specializes exclusively in managing homeowner associations and has been involved in Ashford Greens since it inception. However, AMI has no authority or control of the association's money or other resources and independent decision-making authority. This control and authority are vested in the board of directors and the committees.

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Reports of Committees No committees have been established yet so there are no reports.

Unfinished Business This being the first meeting of the members, there is no unfinished business.

New Business ➢Ron Howell explained that the Homeowner's Handbook was being updated and that copies of the draft were available. He provided a brief overview of the contents noting that the handbook does not replace the covenants, but is easier to read and understand and includes additional information including tips and reminders, a covenant enforcement process and a neighborhood directory. Ron asked members to take a copy of the handbook and provide any comments and suggestions for changes. The final draft of the handbook should be available within two months.

➢Gary Yarbrough displayed the financial statement dated December 31, 2002 and the preliminary 2003 budget. Copies of these statements were also distributed. Members had many questions about the statements including how the deficit would be met and where the capital reserve cash was being held. Gary explained that the new board of directors and the Treasurer to be elected along with a finance committee will address these and other questions related to the finances of the association including approval of the final budget for the year 2003.

➢Marca Yarbrough described the role and importance of committees and suggested that four be formed. These include Landscape and Irrigation Committee, Social and Welcoming Committee, Finance Committee and Architectural Review Committee. Other committees can be formed at any time. Committees derive their authority from and report regularly to the board of directors.

Election of Directors Dick explained that the bylaws were recently changed to allow for five rather than three members on the board of directors. Election must be by secret ballot and cumulative voting is allowed. Eight members were nominated or volunteered to run as candidates for the board. In turn, each was introduced and explained why he or she was interested in serving. Following this, the election ballots were distributed, collected and tabulated. Ron Howell then announced the winners by circling their names. They are Kent Foster, Cleve Cushing, Timothy Brown, Diane Kellogg and Ed Johnson. All received warm applause.

The meeting adjourned at 7:35 p.m.

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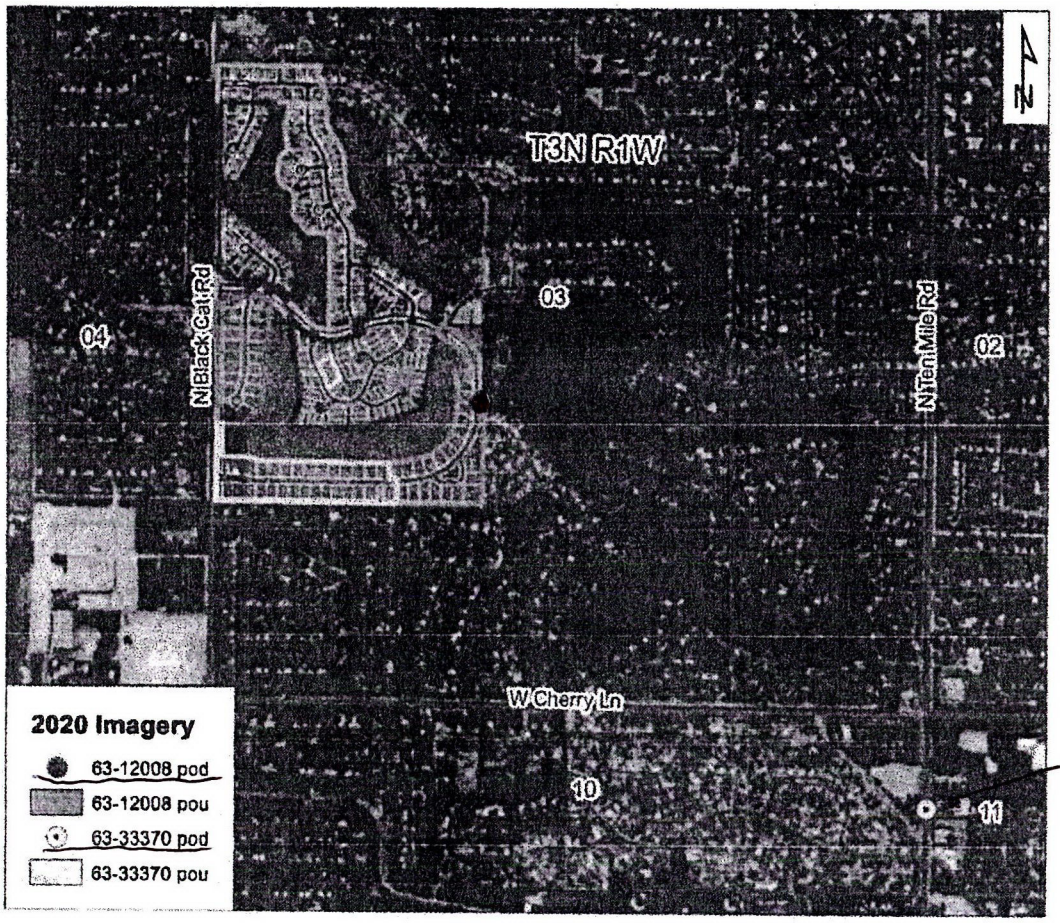


Figure 3b: Irrigation in 2020

Water Right 63-12008 authorizes diversion of 1.06 cfs and 238.5 afa of supplemental ground water for irrigation of 53 acres from 3/15 to 11/15 with an April 15, 1993 priority date. The acres are allowed the standard irrigation volume of 4.5 afa/acre and the standard flow rate of 0.02 cfs per acre for irrigation within a 24-hour window at 9 gallons per minute/acre. The authorized well for this water right is located on property owned by AGOA. According to Department records, the well is believed to be 140 feet deep, drilled in 1977 with a 10-inch casing to 130 feet and open borehole below the casing. In 1992, the landowner used a gear drive and tractor PTO assembly to pump ground water that discharged into a cement ditch for gravity irrigation. During the Department's licensing exam in 1993, the pump assembly was removed and a cover bolted on the casing. Mark James said the well is currently used by AGOA in early spring before surface water is being delivered. The well was test pumped ten to fifteen years ago at 40 gpm. Mark said currently there is only a 5 hp pump in the well that pumps ground water into the same concrete pipe described above used for surface water delivery to the subdivision. The AGOA portion of this right is approximately 35.5 acres, 0.71 cfs and 159.8 afa. Rick

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Thomas is listed as the current water right owner but the water right is appurtenant to the place of use.

City of Meridian

Water Right 63-33370 authorizes diversion of 1.85 cfs and 741.2 afa of supplemental ground water for irrigation of 164.7 acres from 3/15 to 11/15 with an April 15, 1993 priority date. The acres are allowed the standard irrigation volume of 4.5 afa/acre, but only a flow rate of 0.011 cfs/acre. Rather than the standard 9 gpm/acre, the acres are limited to 4.9 gpm/acre within a 24-hour window. The authorized well for this water right is located south of Cherry Lane on property owned by ABS ID-O. According to Department records, the well is 250 feet deep, drilled in 1988 with a 16-inch casing. Pump information was not available. Irrigation north of Cherry Lane was accomplished through an exchange agreement with NMID that allowed ground water from the well to be discharged into the Eightmile Lateral and then rediverted for irrigation of lands in Section 3. The AGOA portion of this right is approximately 35 acres, 0.39 cfs and 157.5 afa.

DISCUSSION OF WATER RIGHTS

The subdivision encompa... 75 total acres. Surface water from NMID serves as the primary irrigati... 9 of the 75 acres. Private ground water is authorized for irriga... 65.9 acres are considered supplemental to surface water ...nary acres. As a supplemental source, ground water can ...ither not available or insufficient. As a primary source, ...ring the irrigation season.

which Pump station was capped? How big is the pump? Burgess Pump Co. or Kent Foster?

...ential developments indicates approximately 40 to 60 ...mains irrigable after development. In this case, 40 ...estimate for the subdivision based on the following

...ts are less than 0.3 acre in size

...d to major road area alone as shown in Figure 4

SEE Fig 3b

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MAR 10 2023

0004721889

STATE OF IDAHO

Office of the secretary of state, Lawerence Denney

ANNUAL REPORT

Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: $0.00

For Office Use Only

-FILED-

File #: 0004721889

Date Filed: 5/2/2022 12:14:34 PM

Entity Name and Mailing Address:

Entity Name:	ASHFORD GREENS OWNERS ASSOCIATION, INC.
The file number of this entity on the records of the Idaho Secretary of State is:	0000366686
Address	845 E FAIRVIEW AVE STE 120 MERIDIAN, ID 83642-8048

Entity Details:

Entity Status	Active-Good Standing
This entity is organized under the laws of:	IDAHO
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was:	C119399

The registered agent on record is:

Registered Agent	SNAKE RIVER HOMEOWNERS ASSOCIATION MANAGEMENT LLC Registered Agent Physical Address 845 E FAIRVIEW AVE SUITE 120 MERIDIAN, ID 83642 Mailing Address

Corporate Officers and Directors:

	Name	Title	Business Address
	John Goade	Director	845 E FAIRVIEW AVE STE 120 MERIDIAN, ID 83642-8048
	Steve Allred	Director	845 E FAIRVIEW AVE STE 120 MERIDIAN, ID 83642-8048
	Mary Jo Farmer	Secretary	845 E FAIRVIEW AVE STE 120 MERIDIAN, ID 83642-8048
	Mike Holladay	Vice President	845 E FAIRVIEW AVE STE 120 MERIDIAN, ID 83642-8048
*	Mark James	President	845 E FAIRVIEW AVE STE 120 MERIDIAN, ID 83642-8048
	Tom Henderson	Director	845 E FAIRVIEW AVE STE 120 MERIDIAN, ID 83642-8048
	Richard Legowski	Director	845 E FAIRVIEW AVE STE 120 MERIDIAN, ID 83642-8048

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PLAT SHOWING

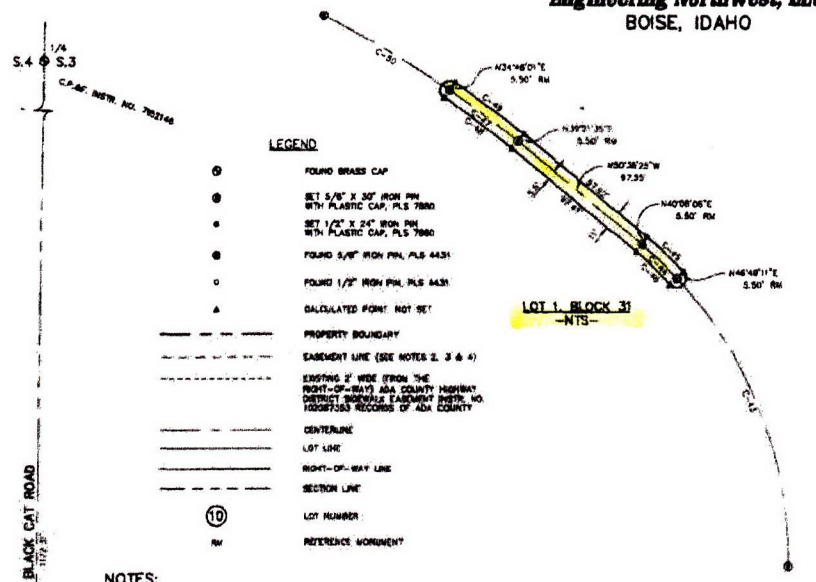
ASHFORD GREENS No. 6

A SUBDIVISION

LOCATED IN THE W1/2 OF SECTION 3, T.3N., R.1W., B.M.
MERIDIAN, ADA COUNTY, IDAHO

2002

Engineering NorthWest, LLC
BOISE, IDAHO



LEGEND

- FOUND BRASS CAP
- SET 5/8" X 30" IRON PIN WITH PLASTIC CAP, PLS 7880
- SET 1/2" X 24" IRON PIN WITH PLASTIC CAP, PLS 7880
- FOUND 5/8" IRON PIN, PLS 4431
- FOUND 1/2" IRON PIN, PLS 4431
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- EASEMENT LINE (SEE NOTES 2, 3 & 4)
- EXISTING 2' WIDE (FROM THE RIGHT-OF-WAY) ADA COUNTY HIGHWAY DISTRICT SIDEWALK EASEMENT INSTR. NO. 102087383 RECORDS OF ADA COUNTY
- CENTERLINE
- LOT LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- (10) LOT NUMBER
- RW REFERENCE MONUMENT

NOTES:

1) BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MERIDIAN.

2) ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE HAVE A TWELVE (12) FOOT WIDE PERMANENT PUBLIC UTILITIES, STREET LIGHT, PROPERTY DRAINAGE, AND IRRIGATION EASEMENT.

3) EACH SIDE OF COMMON LOT LINES HAVE A FIVE (5) FOOT PUBLIC UTILITIES, IRRIGATION AND PROPERTY DRAINAGE EASEMENT, UNLESS OTHERWISE SHOWN.

4) A TEN (10) FOOT WIDE DRAINAGE & IRRIGATION EASEMENT IS HEREBY DESIGNATED ALONG THE REAR LOT LINES, UNLESS DIMENSIONED OTHERWISE.

5) LOT 41, BLOCK 19, LOTS 8 & 14, BLOCK 29, AND LOT 1, BLOCKS 30 & 31, ARE DESIGNATED AS COMMON AREA LOTS TO BE OWNED AND MAINTAINED BY THE ASHFORD GREENS HOMEOWNER'S ASSOCIATION.

6) MAINTENANCE FOR ANY IRRIGATION/DRAINAGE PIPE CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS ASSUMED BY AN IRRIGATION/DRAINAGE/HIGHWAY DISTRICT.

7) THE BOTTOM ELEVATION OF HOUSE FOOTINGS SHALL BE SET A MINIMUM OF 12 INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUND WATER ELEVATION.

8) ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.

9) THE DEVELOPER AND/OR OWNER SHALL COMPLY WITH IDAHO CODE SECTION 31-3805 OR IT'S PROVISIONS THAT MAY APPLY TO IRRIGATION WATER.

10) ALL DWELLINGS SHALL CONTAIN A MINIMUM OF 1400 SQUARE FEET OF LIVING SPACE, EXCLUSIVE OF GARAGES.

11) THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES FOR ASHFORD GREENS SUBDIVISION NO. 6 IS CONTAINED IN AN AGREEMENT BETWEEN MERIDIAN CITY, ADA COUNTY HIGHWAY DISTRICT AND THE OWNERS ASSOCIATION AND IS RECORDED AS INSTRUMENT NO 102039548 RECORDS OF ADA COUNTY, IDAHO.

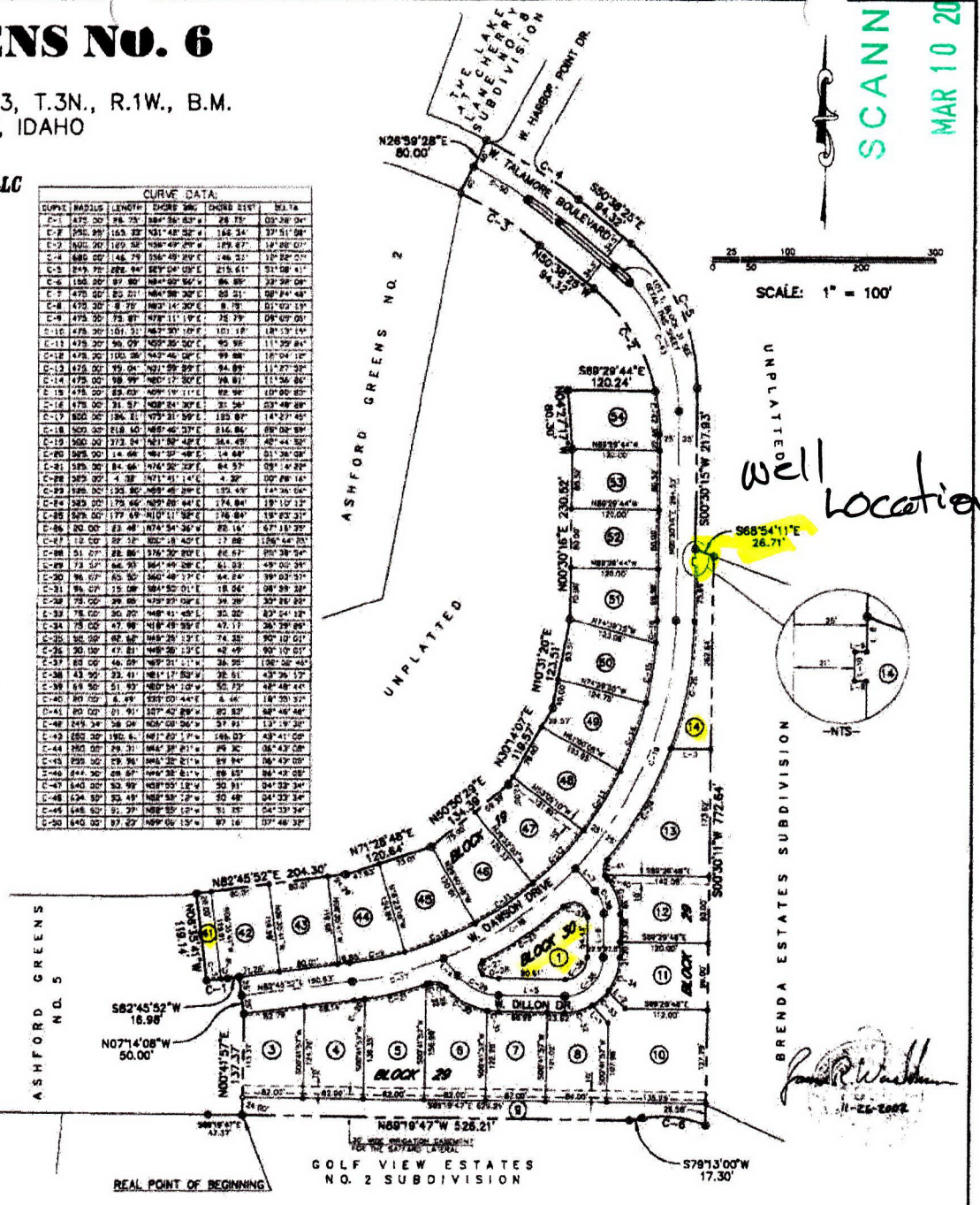
12) A BLANKET EASEMENT SHALL COVER LOT 41, BLOCK 19, FOR THE BENEFIT OF THE ADA COUNTY HIGHWAY DISTRICT FOR STORM SEWER MAINS. THE STORM DRAIN EASEMENT LOCATED WITHIN SAID LOTS SHALL REMAIN FREE OF ALL ENCROACHMENTS AND OBSTRUCTIONS (INCLUDING FENCES AND TREES) WHICH MAY ADVERSELY AFFECT OPERATION AND MAINTENANCE OF THE FACILITIES.

CURVE DATA:

CURVE	RADIUS	LENGTH	CHORD BRG.	CHORD DIST.	DELTA
C-1	475.00'	98.75'	S84°36'43"W	98.57'	11°54'49"
C-2	250.99'	165.32'	N31°48'32"W	162.34'	37°43'58"
C-3	600.00'	189.58'	N39°49'09"W	188.87'	18°06'07"
C-4	680.00'	46.79'	S36°49'59"E	46.77'	3°56'51"
C-5	249.78'	282.94'	S61°04'05"E	215.61'	64°52'41"
C-6	150.00'	97.80'	N84°00'56"W	96.09'	37°21'06"
C-7	475.00'	20.21'	N84°38'30"E	20.21'	2°26'04"
C-8	475.00'	8.78'	N83°14'30"E	8.78'	1°03'19"
C-9	475.00'	78.81'	N78°11'19"E	78.72'	9°30'57"
C-10	475.00'	101.31'	N67°30'10"E	101.12'	12°13'19"
C-11	475.00'	90.09'	N55°26'30"E	90.00'	10°52'04"
C-12	475.00'	100.38'	N43°46'06"E	99.88'	12°06'14"
C-13	475.00'	93.04'	N31°59'59"E	92.89'	11°13'39"
C-14	475.00'	98.99'	N20°12'30"E	98.81'	11°56'36"
C-15	475.00'	83.03'	N09°19'11"E	82.92'	10°00'53"
C-16	475.00'	31.57'	N03°24'30"E	31.56'	03°48'29"
C-17	600.00'	194.21'	N75°31'59"E	193.37'	18°32'45"
C-18	500.00'	218.50'	N83°46'33"E	216.86'	25°02'09"
C-19	500.00'	372.94'	N51°52'48"E	364.49'	42°44'52"
C-20	325.00'	14.66'	N84°33'48"E	14.66'	02°35'08"
C-21	525.00'	84.66'	N74°30'39"E	84.57'	09°14'22"
C-22	325.00'	4.38'	N73°41'14"E	4.38'	00°46'16"
C-23	525.00'	230.80'	N59°46'28"E	228.93'	25°11'06"
C-24	325.00'	175.66'	N50°28'44"E	174.84'	30°58'12"
C-25	525.00'	177.69'	N41°01'11"E	176.84'	19°23'31"
C-26	20.00'	23.48'	N74°54'36"W	22.16'	67°15'25"
C-27	10.00'	22.12'	S02°18'40"E	17.88'	126°44'25"
C-28	51.67'	28.86'	S76°30'20"E	28.67'	31°38'54"
C-29	73.37'	66.93'	S61°49'28"E	64.63'	52°30'39"
C-30	96.67'	63.50'	S60°48'37"E	62.34'	37°37'57"
C-31	96.67'	15.08'	S84°52'01"E	15.06'	08°56'32"
C-32	75.00'	39.88'	N75°27'09"E	39.39'	30°28'22"
C-33	75.00'	30.20'	N48°41'45"E	30.00'	23°04'12"
C-34	75.00'	47.98'	N18°49'59"E	47.17'	36°39'29"
C-35	50.00'	82.64'	N48°29'13"E	74.35'	94°42'01"
C-36	30.00'	47.81'	N48°30'13"E	42.49'	90°10'01"
C-37	50.00'	46.09'	N69°31'11"W	44.46'	52°48'44"
C-38	43.50'	33.41'	N61°17'59"W	32.61'	43°26'17"
C-39	69.50'	51.93'	N60°04'18"W	50.73'	42°48'44"
C-40	30.00'	6.99'	S35°00'44"E	6.98'	13°20'32"
C-41	20.00'	31.91'	S07°42'28"W	28.62'	91°26'46"
C-42	249.34'	38.04'	N04°08'36"W	37.91'	13°19'30"
C-43	250.00'	190.64'	N21°20'17"W	186.03'	43°41'09"
C-44	350.00'	39.31'	N64°38'21"E	39.30'	06°43'28"
C-45	299.50'	29.96'	N64°32'21"E	29.94'	06°49'09"
C-46	644.50'	28.67'	N64°38'21"E	28.65'	02°33'08"
C-47	640.00'	30.99'	N68°05'18"W	30.91'	02°46'34"
C-48	624.50'	30.49'	N68°58'12"W	30.48'	02°47'34"
C-49	646.50'	91.37'	N68°55'12"W	91.35'	08°05'34"
C-50	640.00'	97.22'	N69°06'15"W	97.16'	07°48'38"

LINE TABLE

CURVE	BEARING	LENGTH
L-1	S40°08'26"E	38.39'
L-2	S43°09'39"E	28.14'
L-3	N89°18'48"W	54.78'
L-4	N42°19'08"W	38.37'
L-5	N89°18'47"W	90.84'
L-6	S00°30'13"W	58.85'
L-7	N43°38'59"W	42.92'
L-8	N00°30'16"E	12.09'
L-9	S89°29'44"E	4.00'
L-10	N00°30'16"E	70.00'



Well Location

11-22-2002

02-050-00
SHEET 1 OF 3

Lot 41, Blk 19
Lot 1, Blk 30

Lot 1, Blk 31

SCANNED MAR 10 2023

ASHFORD GREENS NO. 6

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT THE BRIGHTON CORPORATION, AN IDAHO CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE REAL PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE WEST 1/2 OF SECTION 3, T. 3N., R. 1W., B.M., MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 3, 4, 9 AND 10 OF SAID T. 3N., R. 1W. (FROM WHICH POINT THE 1/4 SECTION CORNER COMMON TO SAID SECTIONS 3 AND 4 BEARS NORTH 00°38'11" EAST, 2651.18 FEET); THENCE FROM SAID SECTION CORNER NORTH 00°38'11" EAST, 1476.88 FEET ON THE SECTION LINE COMMON TO SAID SECTIONS 3 AND 4; THENCE SOUTH 89°19'49" EAST, 1363.70 FEET ON THE SOUTHERLY BOUNDARY LINE OF ASHFORD GREENS NO. 5, A SUBDIVISION, AS SHOWN ON THE PLAT THEREOF RECORDED IN BOOK 83 OF PLATS AT PAGES 9172 AND 9173, OF ADA COUNTY RECORDS; THENCE SOUTH 89°19'47" EAST, 47.37 FEET ON SAID SOUTHERLY BOUNDARY LINE TO THE SOUTHEAST CORNER OF SAID SUBDIVISION, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING; THENCE ON THE EASTERLY BOUNDARY LINE OF SAID ASHFORD GREENS NO. 5 FOR THE FOLLOWING COURSES: THENCE NORTH 00°41'57" EAST, 137.37 FEET; THENCE NORTH 7°14'08" WEST, 50.00 FEET; THENCE SOUTH 82°45'52" WEST, 16.96 FEET TO A POINT OF CURVE; THENCE 26.75 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 475.00 FEET A CENTRAL ANGLE OF 3°28'04" AND A LONG CHORD BEARING SOUTH 84°26'53" WEST, 26.75 FEET; THENCE NORTH 6°35'41" WEST, 119.14 FEET TO THE NORTHEAST CORNER OF SAID ASHFORD GREENS NO. 5, SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY LINE OF THE MERIDIAN CITY GOLF COURSE PROPERTY; THENCE LEAVING SAID EASTERLY BOUNDARY LINE AND ON THE MERIDIAN CITY GOLF COURSE PROPERTY LINE AS DESCRIBED IN DEED INSTRUMENT NUMBER 96061987, AND 95016892, OF ADA COUNTY RECORDS, FOR THE FOLLOWING COURSES: THENCE NORTH 82°48'33" EAST, 204.30 FEET; THENCE NORTH 71°28'48" EAST, 120.64 FEET; THENCE NORTH 50°52'29" EAST, 134.39 FEET; THENCE NORTH 30°14'07" EAST, 119.57 FEET; THENCE NORTH 10°31'20" EAST, 123.51 FEET; THENCE NORTH 00°30'16" EAST, 230.52 FEET; THENCE NORTH 04°27'17" WEST, 80.30 FEET; THENCE SOUTH 89°29'44" EAST, 120.24 FEET TO A POINT OF CURVE; THENCE 185.33 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 250.25 FEET, A CENTRAL ANGLE OF 37°31'08" AND A LONG CHORD BEARING NORTH 31°42'32" WEST, 182.34 FEET; THENCE NORTH 50°38'25" WEST, 94.32 FEET TO A POINT OF CURVE; THENCE 128.52 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 12°16'07" AND A LONG CHORD BEARING NORTH 56°46'29" WEST, 128.27 FEET TO AN ANGLE POINT ON THE EXTERIOR BOUNDARY OF ASHFORD GREENS NO. 2, A SUBDIVISION, AS SHOWN ON THE PLAT THEREOF RECORDED IN BOOK 73 OF PLATS AT PAGES 7798 THROUGH 7802, OF ADA COUNTY RECORDS; THENCE LEAVING SAID GOLF COURSE PROPERTY LINE AND ON THE EASTERLY BOUNDARY OF SAID SUBDIVISION NORTH 26°56'28" EAST, 80.00 FEET TO A POINT ON A CURVE; THENCE LEAVING SAID EASTERLY BOUNDARY LINE, 146.78 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 680.00 FEET, A CENTRAL ANGLE OF 12°22'07" AND A LONG CHORD BEARING SOUTH 56°46'29" EAST, 146.51 FEET; A PORTION OF THIS LINE BEING ON SAID GOLF COURSE PROPERTY LINE; THENCE ON SAID GOLF COURSE PROPERTY LINE FOR THE FOLLOWING COURSES: THENCE SOUTH 50°38'25" EAST, 94.32 FEET TO A POINT OF CURVE; THENCE 222.64 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 249.75 FEET, A CENTRAL ANGLE OF 51°08'41" AND A LONG CHORD BEARING SOUTH 25°04'05" EAST, 215.51 FEET; THENCE SOUTH 00°30'15" WEST, 217.93 FEET; THENCE SOUTH 68°54'11" EAST, 28.71 FEET TO THE NORTHWEST CORNER OF BRENDA ESTATES SUBDIVISION, AS SAME IS SHOWN ON THE PLAT THEREOF RECORDED IN BOOK 80 OF PLATS AT PAGES 8596 AND 8597 OF ADA COUNTY RECORDS; THENCE LEAVING SAID GOLF COURSE PROPERTY LINE AND ON THE WESTERLY BOUNDARY LINE OF SAID BRENDA ESTATES SUBDIVISION, SOUTH 00°30'11" WEST, 772.64 FEET TO A POINT IN THE CENTER OF THE SAFFORD LATERAL, SAID POINT ALSO BEING AN ANGLE POINT IN THE NORTHERLY BOUNDARY LINE OF GOLF VIEW ESTATES NO. 2 SUBDIVISION, AS SAME IS SHOWN ON THE PLAT THEREOF RECORDED IN BOOK 60 OF PLATS AT PAGES 5891 AND 5892, OF ADA COUNTY RECORDS; SAID POINT BEING A POINT ON A CURVE; THENCE 87.80 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 33°32'08" AND A LONG CHORD BEARING NORTH 84°00'58" WEST, 86.55 FEET ON THE NORTHERLY BOUNDARY OF SAID GOLF VIEW ESTATES NO. 2 SUBDIVISION; THENCE SOUTH 79°13'00" WEST, 17.30 FEET ON THE NORTHERLY BOUNDARY LINE OF SAID SUBDIVISION; THENCE NORTH 89°19'47" WEST, 526.21 FEET ON SAID NORTHERLY BOUNDARY LINE TO THE REAL POINT OF BEGINNING. CONTAINING 9.09 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THIS PLAT AND TO DEDICATE TO THE PUBLIC THE PUBLIC STREETS AS SHOWN ON THIS PLAT. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, HOWEVER, THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED WITHIN THIS PLAT AND NO PERMANENT STRUCTURES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS. ALL LOTS WITHIN THIS PLAT WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF MERIDIAN, AND THE CITY OF MERIDIAN HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS WITHIN THIS SUBDIVISION.

BRIGHTON CORPORATION, AN IDAHO CORPORATION.

BY: _____
DAVID W. TURNBULL, PRESIDENT

CERTIFICATE OF SURVEYOR

I, JAMES R. WASHBURN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

JAMES R. WASHBURN 9-25-2002 IDAHO NO. 7880

ACKNOWLEDGEMENT

STATE OF IDAHO }
} S.S.
COUNTY OF ADA }

ON THIS 25th DAY OF September, 2002, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID W. TURNBULL, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF BRIGHTON CORPORATION, AN IDAHO CORPORATION, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND THAT SUCH CORPORATION EXECUTED THE SAME IN SAID LIMITED LIABILITY COMPANY NAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

10-6-2005
MY COMMISSION EXPIRES

REBECCA A. BAIRD NOTARY PUBLIC STATE OF IDAHO

NOTARY PUBLIC FOR IDAHO
RESIDING IN BOISE, IDAHO

SCANNED MAR 10 2023

ASHFORD GREENS NO. 6

APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS OF THIS PLAT ARE HEREBY REMOVED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL.

CENTRAL DISTRICT HEALTH DEPARTMENT — 9/30/02

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 7th DAY OF August, 2002.

CHAIRMAN ACHD

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

Brad R. Watson
CITY ENGINEER

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 15th DAY OF January, 2002, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

CITY CLERK, MERIDIAN, IDAHO

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, COUNTY SURVEYOR, IN AND FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

John E. Ruston 11/29/02
COUNTY SURVEYOR PLS # 5080

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308 DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

12/5/02
DATE

COUNTY TREASURER by Lyn Call, Deputy

COUNTY RECORDER'S CERTIFICATE

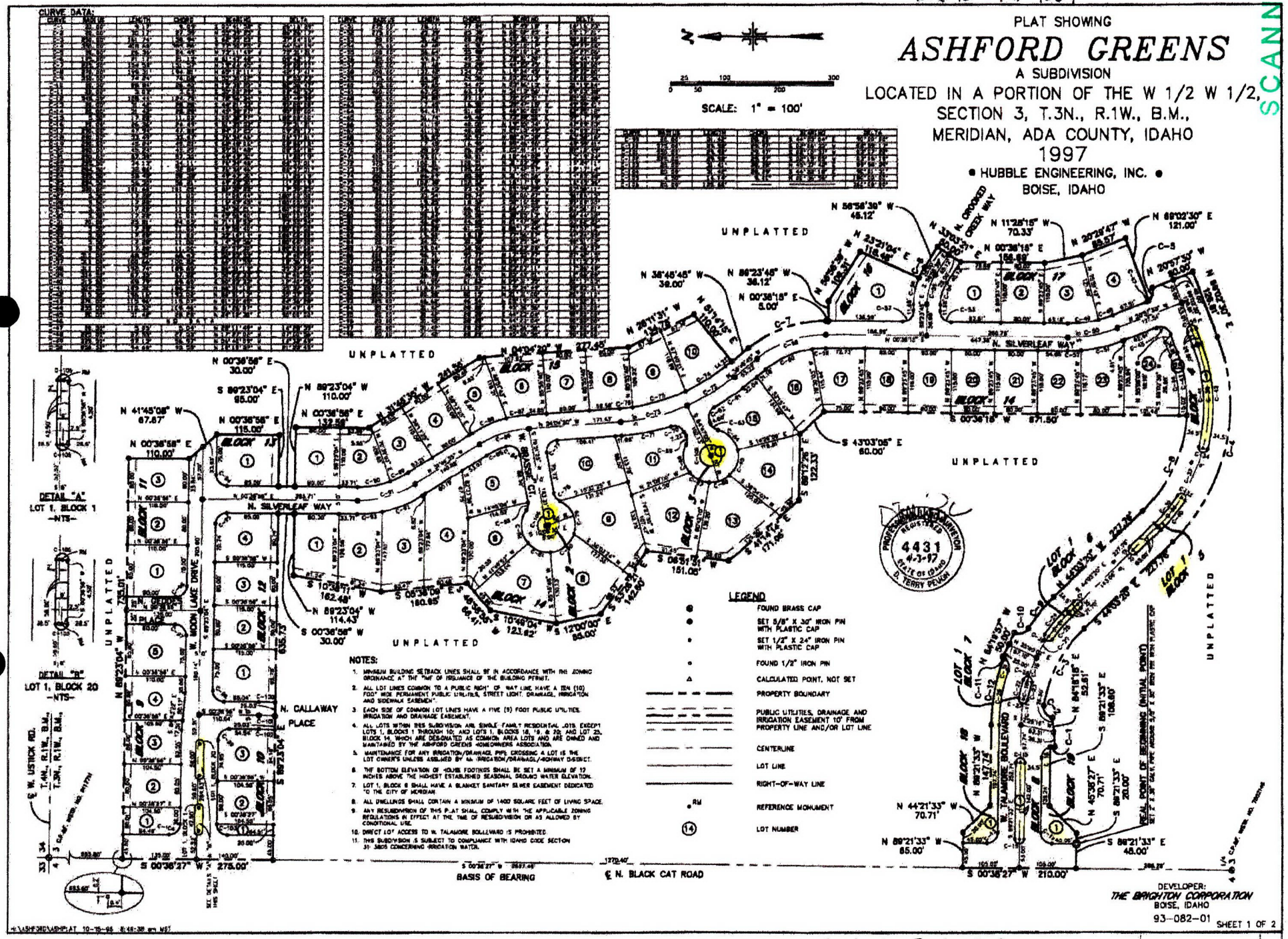
STATE OF IDAHO } S.S.
COUNTY OF ADA }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF Engineering N. W.
AT 07 MINUTES PAST 11 O'CLOCK A M., ON THIS 3rd DAY OF Dec., 2002, IN
BOOK 85 OF PLATS AT PAGES 9506 THROUGH 9508. INSTRUMENT NO. 102143943

DEPUTY
Fee: $ 15.00

EX-OFFICIO RECORDER

BK '13 PG '1567



Lot 1 Blk 18, 19, 1, 6, 5, 4, 3, 2,

SCANNED
MAR 10 2023

SCANNED MAR 10 2023

ASHFORD GREENS

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT THE BRIGHTON CORPORATION, AN IDAHO CORPORATION, IS THE OWNER OF THE PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN A PORTION OF THE W1/2 OF THE W1/2 OF SECTION 3, T.3N., R.1W., B.M., MERIDIAN, ADA COUNTY, IDAHO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE BRASS CAP MARKING THE SECTION CORNER COMMON TO SECTIONS 33 AND 34, T.4N., R.1W., AND SECTION 4 AND THE SAID SECTION 3; THENCE SOUTH 0°36'27" WEST 2697.48 FEET ALONG THE WESTERLY BOUNDARY OF THE NW1/4 OF THE SAID SECTION 3, WHICH IS ALSO THE CENTERLINE OF NORTH BLACK CAT ROAD, TO A BRASS CAP MARKING THE ONE-QUARTER CORNER COMMON TO THE SAID SECTIONS 4 AND 3; THENCE NORTH 0°36'27" EAST 266.28 FEET ALONG THE SAID WESTERLY BOUNDARY OF THE NW1/4 OF SECTION 3 TO AN IRON PIN; THENCE SOUTH 89°21'33" EAST 48.00 FEET TO A 2-INCH GALVANIZED PIPE, ALSO SAID POINT BEING THE REAL POINT OF BEGINNING (INITIAL POINT); THENCE ALONG THE FOLLOWING COURSES AND DISTANCES TO IRON PINS: CONTINUING SOUTH 89°21'33" EAST 30.00 FEET; THENCE NORTH 45°38'27" EAST 70.71 FEET; THENCE SOUTH 89°21'33" EAST 106.80 FEET TO A POINT OF BEGINNING OF CURVE; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT 8.17 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 26°12'26", A RADIUS OF 20.00 FEET AND A LONG CHORD OF 8.09 FEET BEARING SOUTH 8°44'56" EAST TO A POINT OF ENDING OF CURVE; THENCE NORTH 84°16'19" EAST 52.61 FEET TO A POINT OF BEGINNING OF CURVE; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT 36.17 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 86°26'17", A RADIUS OF 23.00 FEET AND A LONG CHORD OF 32.38 FEET BEARING NORTH 55°36'25" EAST TO A POINT OF COMPOUND CURVE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT 181.74 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 37°04'08", A RADIUS OF 280.00 FEET AND A LONG CHORD OF 178.64 FEET BEARING SOUTH 82°39'33" EAST TO A POINT OF TANGENT; THENCE SOUTH 64°03'20" EAST 227.78 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT 406.88 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 66°34'06", A RADIUS OF 350.00 FEET AND A LONG CHORD OF 385.00 FEET BEARING SOUTH 77°30'26" EAST TO A POINT OF TANGENT; THENCE NORTH 89°01'30" EAST 134.81 FEET; THENCE NORTH 20°37'30" WEST 85.00 FEET TO A POINT OF BEGINNING OF CURVE; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT 38.38 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 78°31'21", A RADIUS OF 28.00 FEET AND A LONG CHORD OF 34.49 FEET BEARING NORTH 73°11'48" WEST TO A POINT OF ENDING OF CURVE; THENCE NORTH 59°55'30" EAST 121.00 FEET; THENCE NORTH 30°19'47" WEST 85.37 FEET; THENCE NORTH 11°28'15" WEST 70.33 FEET; THENCE NORTH 0°36'15" EAST 156.88 FEET; THENCE NORTH 23°03'31" EAST 50.00 FEET; THENCE NORTH 36°56'29" WEST 45.12 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT 21.17 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 9°43'17", A RADIUS OF 125.00 FEET AND A LONG CHORD OF 21.15 FEET BEARING NORTH 81°47'46" WEST TO A POINT OF ENDING OF CURVE; THENCE NORTH 23°21'04" EAST (RADIAL FEET); THENCE NORTH 56°56'56" WEST 108.31 FEET; THENCE NORTH 89°23'48" WEST 36.12 FEET; THENCE NORTH 0°36'15" EAST 5.00 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT 184.89 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 39°22'50", A RADIUS OF 268.00 FEET AND A LONG CHORD OF 181.27 FEET BEARING NORTH 19°04'49" WEST TO A POINT OF TANGENT; THENCE NORTH 38°46'45" WEST 36.00 FEET; THENCE NORTH 51°14'15" WEST 110.00 FEET; THENCE NORTH 38°11'31" WEST 134.76 FEET; THENCE NORTH 41°24'20" WEST 277.45 FEET; THENCE NORTH 31°46'38" WEST 241.88 FEET; THENCE NORTH 9°38'56" EAST 132.96 FEET; THENCE NORTH 89°23'04" WEST 110.00 FEET; THENCE NORTH 0°36'56" EAST 36.00 FEET; THENCE SOUTH 89°23'04" EAST 88.00 FEET; THENCE NORTH 0°36'56" EAST 118.00 FEET; THENCE NORTH 41°45'08" WEST 97.87 FEET; THENCE NORTH 00°36'56" EAST, 110.00 FEET; THENCE NORTH 90°36'04" WEST, 738.89 FEET TO A POINT ON THE SAID WESTERLY BOUNDARY OF THE NW1/4 OF SECTION 3, SAID POINT BEARS SOUTH 0°36'27" WEST 653.80 FEET FROM THE CORNER COMMON TO SAID SECTIONS 33, 34, 4, AND 3; THENCE SOUTH 0°36'27" WEST 279.00 FEET ALONG THE SAID WESTERLY BOUNDARY OF THE NW1/4 OF SECTION 3; THENCE SOUTH 89°23'04" EAST 835.73 FEET; THENCE SOUTH 0°36'56" WEST 30.00 FEET; THENCE NORTH 89°23'04" WEST 114.43 FEET; THENCE SOUTH 10°36'11" WEST 102.46 FEET; THENCE SOUTH 0°36'09" EAST 180.86 FEET; THENCE SOUTH 46°58'35" WEST 88.41 FEET; THENCE SOUTH 16°48'04" WEST 123.82 FEET; THENCE SOUTH 12°00'00" EAST 85.00 FEET; THENCE SOUTH 53°28'27" EAST 143.80 FEET; THENCE SOUTH 6°51'51" WEST 181.06 FEET; THENCE SOUTH 41°14'14" EAST 171.08 FEET; THENCE SOUTH 59°12'28" EAST 122.33 FEET; THENCE SOUTH 43°33'09" EAST 90.00 FEET; THENCE SOUTH 9°36'19" WEST 871.82 FEET TO A POINT OF BEGINNING OF CURVE; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT 198.31 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 42°17'41", A RADIUS OF 270.00 FEET AND ALONG CHORD 194.01 FEET BEARING NORTH 69°12'11" WEST TO A POINT OF TANGENT; THENCE NORTH 44°03'20" WEST 237.78 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT 74.24 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 12°53'23", A RADIUS OF 330.00 FEET AND A LONG CHORD OF 74.08 FEET BEARING NORTH 50°30'02" WEST TO A POINT OF REVERSE CURVE; THENCE CONTINUING NORTHWESTERLY ALONG A CURVE TO THE RIGHT 58.84 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 62°36'47", A RADIUS OF 20.00 FEET AND A LONG CHORD OF 28.40 FEET BEARING NORTH 19°38'20" WEST TO A POINT OF ENDING A CURVE; THENCE NORTH 64°16'57" WEST 80.00 FEET TO A POINT OF BEGINNING OF CURVE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT 3.03 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 8°40'33", A RADIUS OF 20.00 FEET AND A LONG CHORD OF 3.03 FEET BEARING SOUTH 30°00'29" WEST TO A POINT OF ENDING OF CURVE, ALSO SAID POINT BEING A POINT OF BEGINNING OF CURVE; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT 125.44 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 20°46'59", A RADIUS OF 346.00 FEET AND A LONG CHORD OF 124.75 FEET BEARING NORTH 78°38'34" WEST TO A POINT OF TANGENT; THENCE NORTH 89°21'33" WEST 147.74 FEET; THENCE NORTH 44°21'33" WEST 70.71 FEET; THENCE NORTH 89°21'33" WEST 85.00 FEET TO A POINT ON THE SAID WESTERLY BOUNDARY OF THE NW1/4 OF SECTION 3; THENCE SOUTH 0°36'27" WEST 210.00 FEET ALONG THE SAID WESTERLY BOUNDARY OF THE NW1/4 OF SECTION 3; THENCE SOUTH 89°21'33" EAST 48.00 FEET TO THE POINT OF BEGINNING, COMPRISING 80.16 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT AND TO DEDICATE TO THE PUBLIC THE PUBLIC STREETS AS SHOWN ON THIS PLAT. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE USE OF THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED HEREON AND NO PERMANENT STRUCTURES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS. ALL LOTS WITHIN THIS PLAT WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM AN EXISTING 6" CITY OF MERIDIAN MAIN LINE LOCATED ON THE NORTH SIDE OF W. MOON LAKE DRIVE, AND THE CITY OF MERIDIAN HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 16th DAY OF March, 1995

David W. Turnbull
DAVID W. TURNBULL, PRESIDENT
BRIGHTON CORPORATION

ACKNOWLEDGEMENT

STATE OF IDAHO)
) S.S.
COUNTY OF ADA)

ON THIS 16th DAY OF March, 1995, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID W. TURNBULL, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF THE BRIGHTON CORPORATION, AN IDAHO CORPORATION, THE CORPORATION THAT EXECUTED THIS INSTRUMENT OR THE PERSON WHO EXECUTED THIS INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

3/3/2000
MY BOND EXPIRES

Eugene P. Smith
NOTARY PUBLIC FOR IDAHO
RESIDING IN BOISE, IDAHO

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308 DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

9 April 1992
DATE

Barbara Bauer
COUNTY TREASURER

CERTIFICATE OF SURVEYOR

I, D. TERRY PEUGH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

D. TERRY PEUGH — IDAHO NO., 4431

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 21st DAY OF August, 1995.

SEAL
HIGHWAY DISTRICT
CHAIRMAN ACHD

APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS OF THIS PLAT ARE HEREBY REMOVED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL.

Idaho E. Adolph
CENTRAL DISTRICT HEALTH DEPARTMENT

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

CITY ENGINEER

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 17th DAY OF January, 1995, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

William E. Berg Jr.
CITY CLERK, MERIDIAN, IDAHO

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, COUNTY SURVEYOR, IN AND FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

COUNTY SURVEYOR

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO)
) S.S.
COUNTY OF ADA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF Hubble Engineering, Inc.
AT 30 MINUTES PAST 8 O'CLOCK A M. ON THIS 17th DAY OF April, 1995, IN
BOOK 73 OF PLATS AT PAGES 7567 AND 7568 INSTRUMENT NO. 9702272

Fee: $11.00
R. Ferrine
DEPUTY

By: David Newman
EX-OFFICIO RECORDER

PLAT SHOWING

ASHFORD GREENS NO. 2

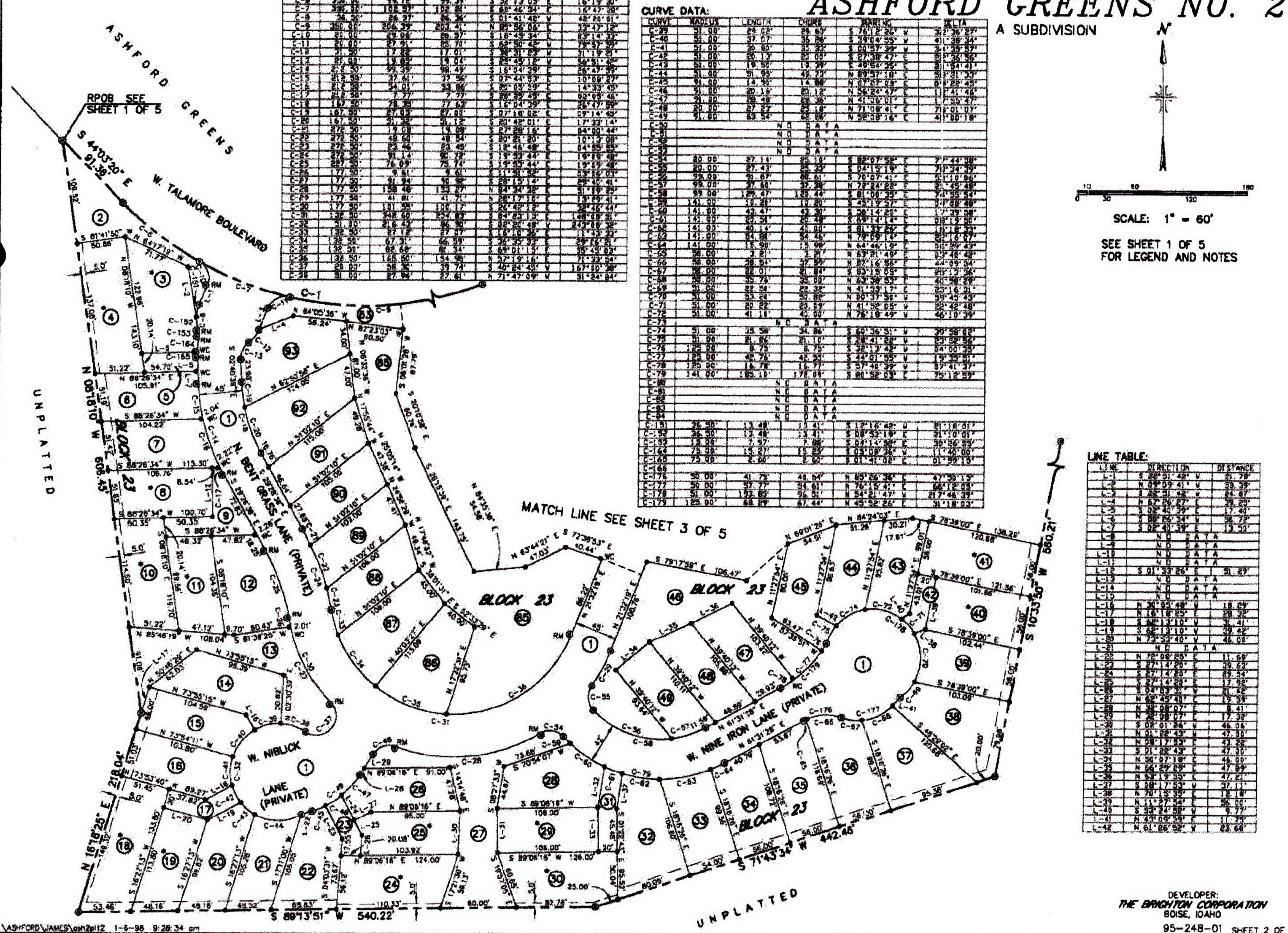
A SUBDIVISION

CURVE DATA:

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-1	350.00'	408.68'	385.86'	S 77°30'25" E	66°54'09"
C-6	350.00'	99.72'	99.39'	S 52°13'05" E	16°19'30"
C-7	350.00'	102.97'	102.60'	S 68°46'34" E	16°47'28"
C-8	36.00'	26.97'	26.34'	S 01°41'42" W	42°20'51"
C-9	350.00'	206.39'	203.41'	N 85°56'06" E	33°47'12"
C-10	20.00'	29.06'	26.57'	S 18°45'34" E	83°14'32"
C-11	20.00'	27.91'	25.70'	S 62°50'42" W	79°57'59"
C-12	31.50'	17.22'	17.01'	S 38°31'29" W	31°19'21"
C-13	20.00'	19.82'	19.04'	S 25°45'12" W	56°51'45"
C-14	212.50'	99.39'	98.49'	S 16°34'29" E	26°47'59"
C-15	212.50'	37.61'	37.56'	S 07°44'53" E	10°08'27"
C-16	212.50'	54.01'	53.86'	S 20°03'59" E	14°33'45"
C-17	212.50'	7.77'	7.77'	S 28°29'49" E	02°05'46"
C-18	167.50'	78.35'	77.63'	S 16°04'29" E	26°47'59"
C-19	167.50'	27.03'	27.00'	S 07°18'02" E	09°14'45"
C-20	167.50'	51.32'	51.12'	S 20°42'01" E	17°33'14"
C-21	272.50'	19.08'	19.08'	S 27°28'16" E	04°00'44"
C-22	272.50'	48.60'	48.54'	S 20°21'20" E	10°13'08"
C-23	272.50'	23.46'	23.45'	S 12°46'48" E	04°55'55"
C-24	272.50'	91.14'	90.72'	S 19°53'44" E	19°09'48"
C-25	227.50'	76.09'	75.74'	S 19°53'44" E	19°09'48"
C-26	177.50'	9.61'	9.61'	S 11°51'32" E	03°06'07"
C-27	177.50'	91.94'	90.92'	S 28°15'14" E	29°40'41"
C-28	177.50'	158.48'	153.27'	N 84°34'22" E	51°09'25"
C-29	177.50'	41.81'	41.71'	N 26°17'16" E	13°29'41"
C-30	177.50'	101.55'	100.17'	S 26°42'12" E	32°46'44"
C-31	132.50'	342.60'	254.83'	S 84°23'13" E	148°08'51"
C-32	51.00'	216.47'	86.50'	S 02°20'48" W	243°08'32"
C-33	132.50'	27.12'	27.07'	S 16°10'36" E	11°43'33"
C-34	132.50'	67.31'	66.59'	S 36°35'33" E	29°06'21"
C-35	132.50'	82.68'	81.34'	S 69°01'15" E	35°45'03"
C-36	132.50'	165.50'	154.96'	N 57°19'16" E	71°33'54"
C-37	20.00'	58.30'	39.74'	S 40°24'45" W	167°00'38"
C-38	51.00'	27.96'	27.61'	N 71°47'09" W	31°24'34"

CURVE DATA:

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-39	51.00'	29.02'	28.63'	S 76°12'26" W	32°36'27"
C-40	51.00'	37.07'	36.26'	S 39°04'55" W	41°38'34"
C-41	51.00'	30.93'	30.33'	S 00°57'39" W	34°45'57"
C-42	51.00'	20.13'	20.00'	S 27°38'47" E	22°36'56"
C-43	51.00'	19.50'	19.39'	S 49°54'35" E	21°54'41"
C-44	51.00'	51.95'	49.73'	N 89°57'18" E	58°21'37"
C-45	51.00'	14.97'	14.89'	N 67°27'03" E	08°22'45"
C-46	51.00'	20.16'	20.12'	N 56°24'47" E	11°41'46"
C-47	71.00'	28.48'	28.36'	N 41°30'01" E	17°35'47"
C-48	20.00'	27.27'	25.18'	N 71°08'41" E	78°01'07"
C-49	51.00'	63.54'	62.86'	N 52°08'16" E	41°00'18"
C-50	NO DATA				
C-51	NO DATA				
C-52	NO DATA				
C-53	NO DATA				
C-54	20.00'	27.14'	25.10'	S 82°07'52" E	77°44'38"
C-55	20.00'	27.43'	25.33'	S 04°15'19" E	78°34'39"
C-56	99.00'	91.67'	88.61'	S 70°07'41" E	53°10'06"
C-57	99.00'	37.60'	37.38'	N 72°24'22" E	21°45'48"
C-58	99.00'	129.47'	120.44'	S 81°08'39" E	74°55'54"
C-59	141.00'	10.26'	10.20'	S 45°19'57" E	04°08'48"
C-60	141.00'	43.47'	42.30'	S 36°14'20" E	17°39'38"
C-61	141.00'	23.51'	20.49'	S 69°14'14" E	08°19'50"
C-62	141.00'	40.14'	42.00'	S 81°33'26" E	16°18'33"
C-63	141.00'	54.88'	54.46'	N 79°09'14" E	22°16'07"
C-64	141.00'	15.90'	15.90'	N 64°46'19" E	06°29'47"
C-65	50.00'	3.21'	3.21'	N 63°21'49" E	03°40'42"
C-66	50.00'	38.54'	37.59'	N 87°16'56" E	44°09'34"
C-67	50.00'	22.01'	21.84'	S 83°15'05" E	25°13'36"
C-68	50.00'	35.76'	35.00'	N 63°38'53" E	40°58'29"
C-69	51.00'	22.58'	22.32'	N 41°33'17" E	23°16'31"
C-70	51.00'	53.24'	50.88'	N 00°37'38" W	59°43'43"
C-71	51.00'	20.22'	20.09'	N 41°52'06" W	22°42'48"
C-72	51.00'	41.11'	40.00'	N 76°18'49" W	46°10'39"
C-73	NO DATA				
C-74	51.00'	35.58'	34.86'	S 60°36'51" W	39°58'02"
C-75	51.00'	21.26'	21.10'	S 28°41'22" W	23°52'56"
C-76	125.00'	8.75'	8.75'	S 32°13'42" W	04°00'35"
C-77	125.00'	42.76'	42.55'	S 44°01'55" W	19°35'51"
C-78	125.00'	16.78'	16.77'	S 57°40'39" W	07°41'37"
C-79	141.00'	185.10'	172.09'	S 80°52'03" E	75°12'59"
C-80	NO DATA				
C-81	NO DATA				
C-82	NO DATA				
C-83	NO DATA				
C-84	NO DATA				
C-151	36.50'	13.48'	13.41'	S 12°16'42" W	21°10'01"
C-152	36.50'	13.48'	13.41'	S 08°53'19" E	21°10'01"
C-153	15.00'	7.97'	7.88'	S 04°14'58" E	30°26'35"
C-164	75.00'	15.27'	15.25'	S 05°08'36" W	11°40'00"
C-165	75.00'	2.60'	2.60'	S 01°41'02" E	01°59'13"
C-166					
C-176	50.00'	41.75'	40.54'	N 85°26'36" E	47°50'15"
C-177	50.00'	57.77'	54.61'	N 76°15'41" E	66°12'03"
C-178	51.00'	193.85'	96.51'	N 54°21'47" W	217°46'39"
C-179	125.00'	68.29'	67.44'	N 45°52'26" E	31°18'03"



SCALE: 1" = 60'

SEE SHEET 1 OF 5 FOR LEGEND AND NOTES

LINE TABLE:

LINE	DIRECTION	DISTANCE
L-1	S 22°51'42" W	21.78'
L-2	N 09°09'41" W	33.39'
L-3	S 22°51'42" W	24.87'
L-4	N 67°26'27" E	39.25'
L-5	S 02°40'39" E	17.40'
L-6	S 88°26'34" W	36.72'
L-7	S 02°40'39" E	13.50'
L-8	NO DATA	
L-9	NO DATA	
L-10	NO DATA	
L-11	NO DATA	
L-12	S 01°33'26" E	51.29'
L-13	NO DATA	
L-14	NO DATA	
L-15	NO DATA	
L-16	N 30°05'48" W	18.29'
L-17	N 16°18'25" E	28.32'
L-18	S 62°13'10" W	31.41'
L-19	S 62°13'10" W	39.42'
L-20	N 73°53'40" W	46.03'
L-21	NO DATA	
L-22	N 72°08'25" E	11.68'
L-23	S 27°14'20" E	39.62'
L-24	S 27°14'20" E	29.34'
L-25	S 27°14'20" E	17.92'
L-26	S 04°03'31" W	21.42'
L-27	N 62°45'40" E	19.39'
L-28	N 32°08'07" E	8.41'
L-29	N 32°08'07" E	17.32'
L-30	S 02°01'26" W	46.06'
L-31	N 01°22'43" W	47.30'
L-32	N 08°17'53" E	43.22'
L-33	S 01°22'43" E	47.30'
L-34	N 56°07'18" E	46.00'
L-35	N 66°29'29" E	47.89'
L-36	N 63°19'33" E	47.21'
L-37	S 08°17'53" W	37.11'
L-38	N 70°15'35" E	12.18'
L-39	N 11°27'34" E	56.00'
L-40	S 53°24'58" W	9.77'
L-41	N 47°09'39" E	11.79'
L-42	N 61°06'52" W	23.68'

DEVELOPER:
THE BRIGHTON CORPORATION
BOISE, IDAHO
95-248-01 SHEET 2 OF 5

G:\ASHFORD\JAMES\osh2pl12 1-6-98 9:28:34 am

AGreens #2 James Place

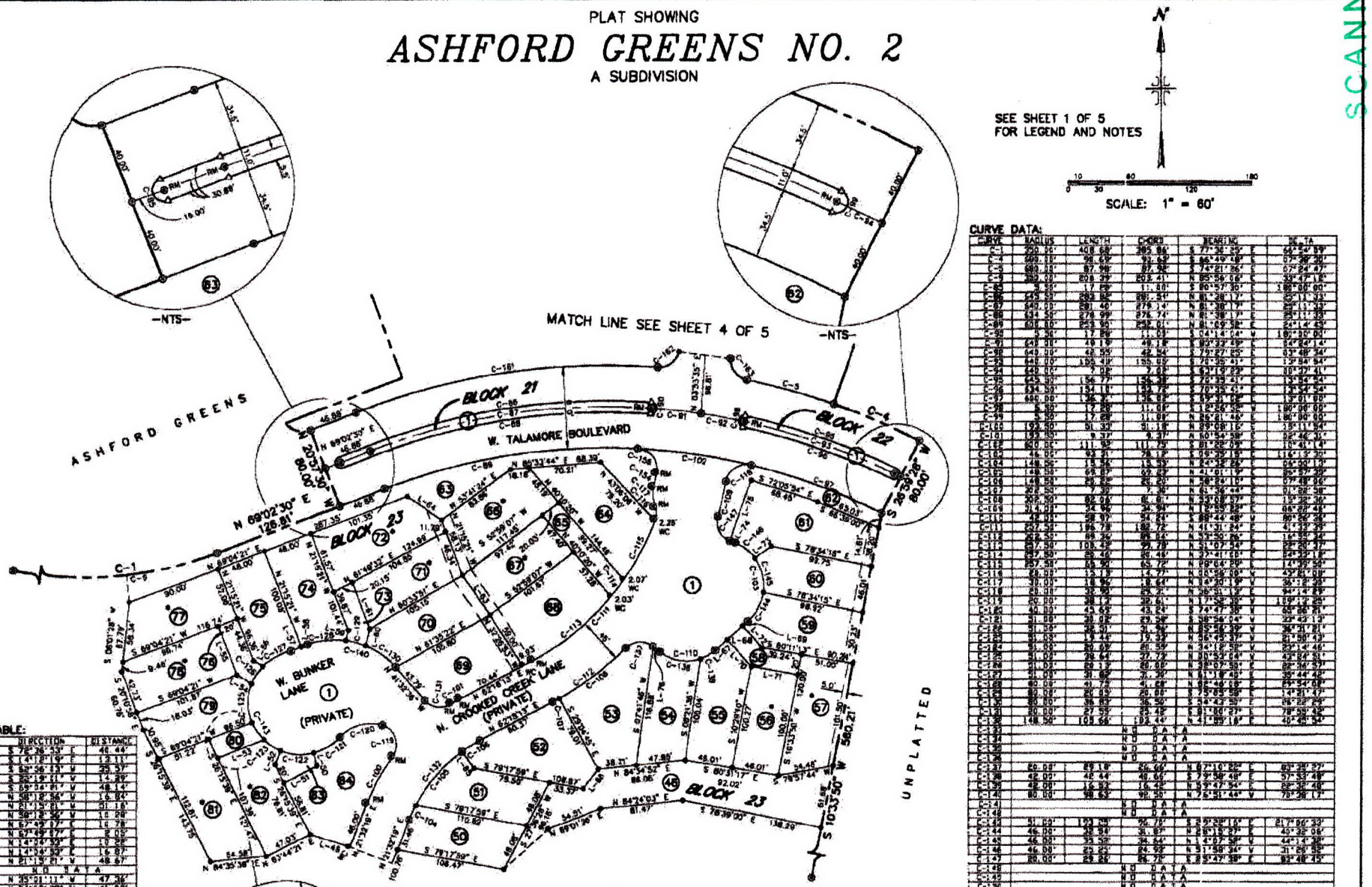
SCANNED MAR 10 2023

Blk 15 T5 no1

PLAT SHOWING

ASHFORD GREENS NO. 2

A SUBDIVISION



SEE SHEET 1 OF 5
FOR LEGEND AND NOTES

N

0 30 60 120 180

SCALE: 1" = 60'

LINE TABLE:

LINE	DIRECTION	DISTANCE
L-49	S 78°36'33" E	46.44'
L-50	S 41°10'19" W	12.11'
L-51	S 54°36'13" W	39.57'
L-52	S 35°19'11" W	14.39'
L-53	S 69°34'21" W	48.14'
L-54	N 38°18'56" W	16.84'
L-55	N 51°15'01" W	31.18'
L-56	N 38°18'56" W	10.00'
L-57	N 67°49'17" E	11.78'
L-58	N 67°49'17" E	14.00'
L-59	N 14°04'39" W	10.92'
L-60	N 14°04'39" W	16.87'
L-61	N 21°15'21" W	48.67'
L-62	N/D	R/A
L-63	N 25°01'11" W	47.36'
L-64	N 54°58'49" E	41.02'
L-65	S 35°29'39" E	19.88'
L-66	N 38°05'16" E	83.98'
L-67	N 48°31'30" E	15.48'
L-68	N 48°31'30" E	20.01'
L-69	N 48°31'30" E	9.48'
L-70	S 41°28'30" E	35.27'
L-71	S 80°11'37" E	28.16'
L-72	S 41°28'30" E	28.36'
L-73	N 53°44'30" E	19.94'
L-74	N 67°49'17" E	5.30'
L-75	N 19°16'19" E	62.56'
L-76	N 81°01'54" W	8.35'

CURVE DATA:

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-1	200.00'	408.68'	345.96'	S 77°36'33" E	64°42'09"
C-2	200.00'	98.69'	97.69'	S 46°49'48" E	28°16'30"
C-3	200.00'	97.98'	97.02'	S 74°21'56" E	28°04'47"
C-4	200.00'	208.39'	200.41'	N 85°56'09" E	59°41'16"
C-5	20.00'	17.28'	16.80'	S 80°57'30" E	49°30'00"
C-6	245.00'	283.88'	268.54'	N 81°28'17" E	66°23'33"
C-7	540.00'	88.46'	88.36'	N 81°49'58" E	9°23'13"
C-8	534.50'	276.99'	274.77'	N 81°38'38" E	29°41'53"
C-9	605.50'	253.30'	251.50'	N 81°49'58" E	23°58'43"
C-10	20.00'	31.42'	28.28'	S 04°14'04" W	90°00'00"
C-11	645.00'	49.18'	49.17'	S 80°22'59" E	4°22'14"
C-12	645.00'	48.55'	48.54'	S 75°57'05" E	4°18'54"
C-13	645.00'	139.49'	139.20'	S 70°35'41" E	12°23'34"
C-14	645.00'	9.08'	9.08'	S 67°57'09" E	0°48'24"
C-15	645.00'	56.77'	56.75'	S 65°38'47" E	5°02'54"
C-16	645.00'	134.10'	133.87'	S 59°35'49" E	11°54'54"
C-17	645.00'	11.69'	11.69'	S 54°26'46" E	1°02'08"
C-18	20.00'	31.42'	28.28'	N 35°26'28" E	90°00'00"
C-19	193.50'	91.33'	90.48'	N 29°08'16" E	27°02'24"
C-20	193.50'	9.37'	9.37'	N 40°54'58" E	2°46'32"
C-21	620.00'	111.92'	111.76'	N 81°56'09" E	10°20'14"
C-22	46.00'	93.21'	78.12'	N 25°19'58" E	116°07'30"
C-23	148.50'	15.58'	15.58'	N 24°32'28" E	6°00'39"
C-24	148.50'	69.89'	69.23'	N 41°01'19" E	26°57'57"
C-25	148.50'	69.89'	69.23'	N 67°59'16" E	26°57'57"
C-26	148.50'	30.00'	29.94'	N 85°36'44" E	11°34'08"
C-27	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-28	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-29	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-30	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-31	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-32	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-33	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-34	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-35	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-36	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-37	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-38	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-39	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-40	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-41	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-42	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-43	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-44	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-45	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-46	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-47	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-48	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-49	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-50	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-51	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-52	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-53	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-54	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-55	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-56	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-57	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-58	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-59	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-60	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-61	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-62	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-63	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-64	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-65	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-66	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-67	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-68	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-69	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-70	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-71	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-72	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-73	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-74	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-75	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-76	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-77	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-78	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-79	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-80	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-81	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-82	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-83	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-84	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-85	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-86	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-87	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-88	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-89	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-90	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-91	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-92	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-93	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-94	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-95	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-96	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-97	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-98	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-99	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-100	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-101	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-102	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-103	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-104	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-105	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-106	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-107	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-108	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-109	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-110	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-111	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-112	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-113	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-114	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-115	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-116	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-117	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-118	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-119	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-120	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-121	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-122	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-123	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-124	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-125	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-126	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-127	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-128	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-129	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-130	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-131	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-132	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-133	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-134	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-135	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-136	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-137	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-138	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-139	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-140	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-141	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-142	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-143	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-144	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-145	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-146	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-147	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-148	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-149	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-150	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-151	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-152	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-153	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-154	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-155	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-156	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-157	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-158	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-159	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-160	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-161	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"
C-162	20.00'	31.42'	28.28'	S 10°34'28" W	90°00'00"
C-163	20.00'	31.42'	28.28'	S 79°25'32" E	90°00'00"

DEVELOPER:
THE BRIGHTON CORPORATION
BOISE, IDAHO

95-248-01 SHEET 3 OF 5

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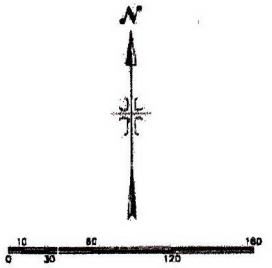
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PLAT SHOWING

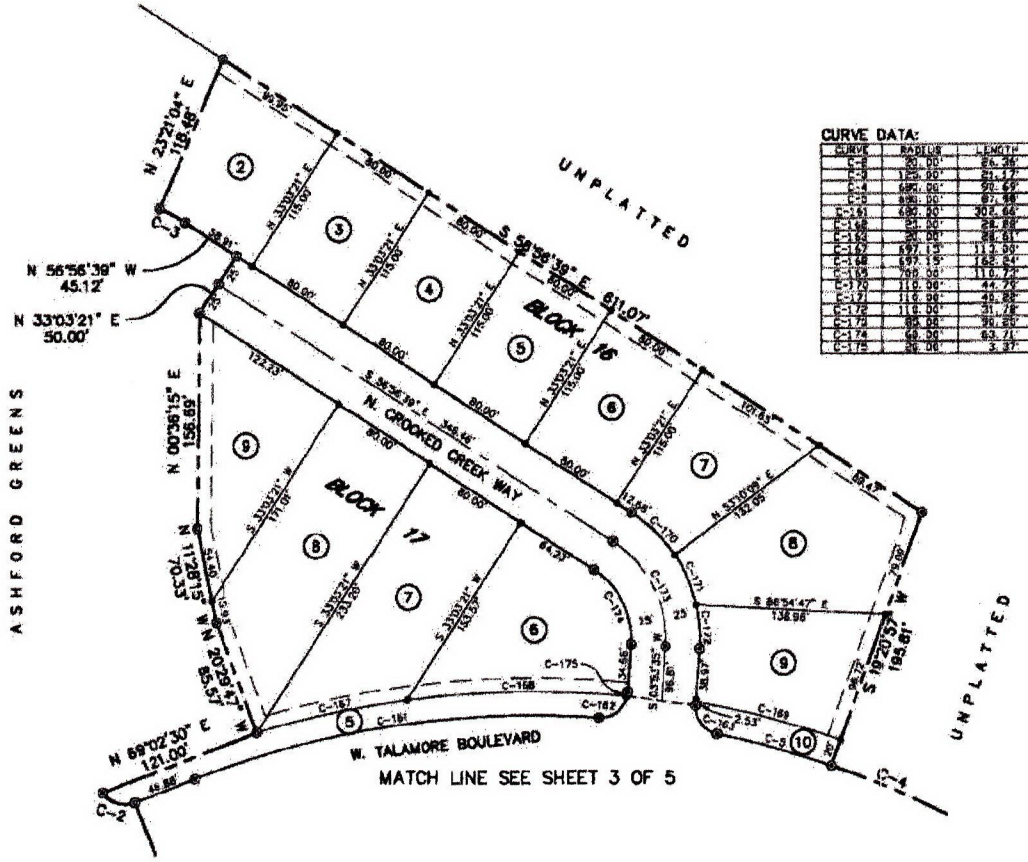
ASHFORD GREENS NO. 2

A SUBDIVISION



SCALE: 1" = 60'

SEE SHEET 1 OF 5
FOR LEGEND AND NOTES



CURVE DATA:

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-1	20.00'	26.26'	24.49'	N 79°11'49" W	75°31'21"
C-2	1250.00'	21.17'	21.17'	N 61°47'48" W	00°58'12"
C-3	1250.00'	90.69'	90.67'	S 65°49'48" E	04°09'30"
C-4	1250.00'	87.98'	87.96'	S 71°51'30" E	04°02'02"
C-161	1250.00'	304.66'	303.87'	N 61°47'33" W	13°58'16"
C-162	20.00'	28.89'	26.38'	N 54°19'39" E	82°44'31"
C-163	20.00'	28.61'	26.27'	S 37°19'12" E	81°57'25"
C-164	697.15'	112.00'	111.87'	N 79°11'39" E	09°12'18"
C-165	697.15'	162.64'	162.28'	N 68°30'58" E	13°22'02"
C-166	709.00'	110.74'	110.63'	S 79°10'36" E	08°57'07"
C-170	110.00'	44.74'	44.42'	S 45°15'43" E	23°17'33"
C-171	110.00'	40.85'	40.60'	S 23°48'14" E	28°57'56"
C-172	110.00'	31.75'	31.67'	S 04°57'03" E	16°32'12"
C-173	85.00'	90.25'	86.07'	S 24°31'39" E	60°50'19"
C-174	85.00'	63.71'	62.24'	S 86°31'39" E	60°50'19"
C-175	85.00'	5.27'	5.26'	N 08°48'59" E	03°33'09"

DEVELOPER:
THE BRIGHTON CORPORATION
BOISE, IDAHO

95-248-01 SHEET 4 OF 5

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SCANNED
MAR 10 2023

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SCANNED MAR 10 2023

PLAT SHOWING

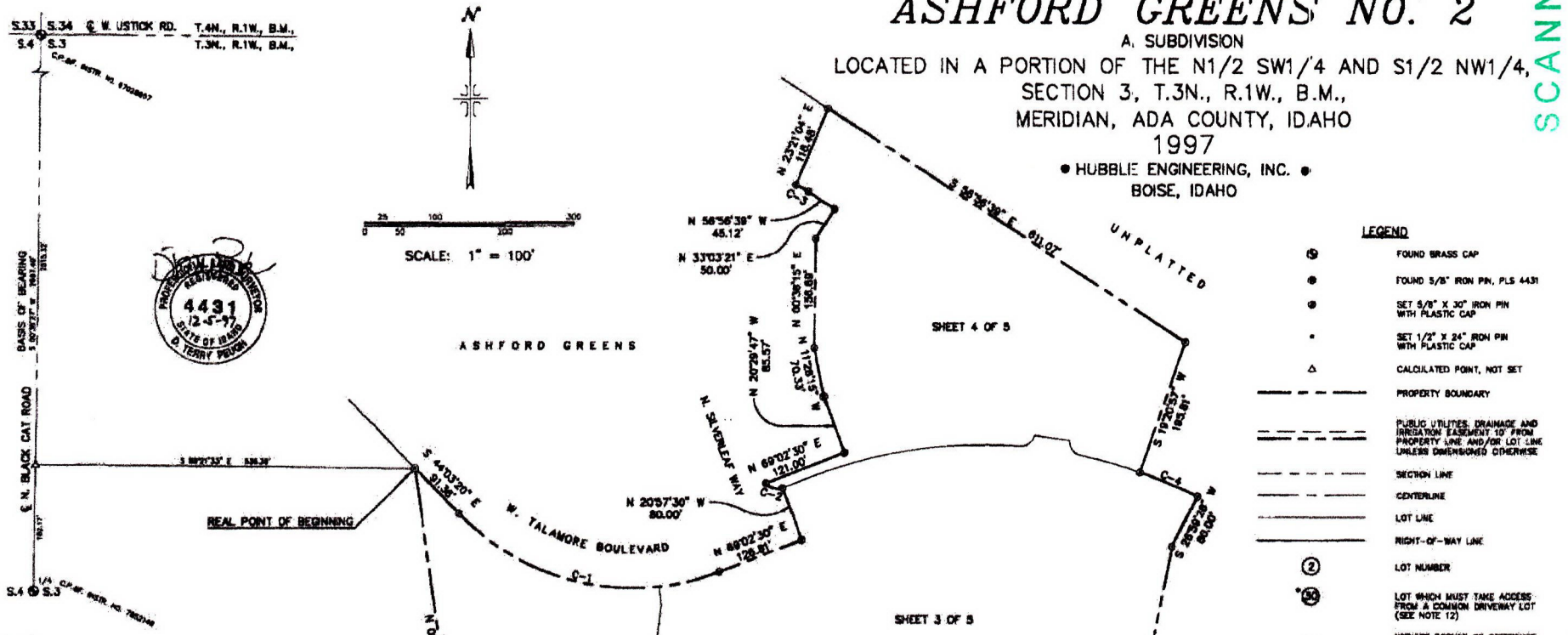
ASHFORD GREENS NO. 2

A SUBDIVISION

LOCATED IN A PORTION OF THE N1/2 SW1/4 AND S1/2 NW1/4, SECTION 3, T.3N., R.1W., B.M., MERIDIAN, ADA COUNTY, IDAHO

1997

HUBBLE ENGINEERING, INC.
BOISE, IDAHO



LEGEND

- FOUND BRASS CAP
- FOUND 5/8" IRON PIN, PLS 4431
- SET 5/8" X 30" IRON PIN WITH PLASTIC CAP
- SET 1/2" X 24" IRON PIN WITH PLASTIC CAP
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT 10' FROM PROPERTY LINE AND/OR LOT LINE UNLESS DIMENSIONED OTHERWISE
- SECTION LINE
- CENTERLINE
- LOT LINE
- RIGHT-OF-WAY LINE
- (2) LOT NUMBER
- (50) LOT WHICH MUST TAKE ACCESS FROM A COMMON DRIVEWAY LOT (SEE NOTE 12)
- WC / RM WITNESS CORNER OR REFERENCE MONUMENT 2.00' OFFSET TO LOT CORNER UNLESS DIMENSIONED OTHERWISE. ALL RM'S AT POINTS OF REVERSE CURVE ARE RADIAL TO LOT CORNER

NOTES:

1) MINIMUM BUILDING SETBACK LINES FOR LOTS 2 THROUGH 9, BLOCK 16 AND LOTS 6 THROUGH 9, BLOCK 17 SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
2) ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE OR ADJACENT TO LOT 1, BLOCK 23 SHALL HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, STREET LIGHT, DRAINAGE, IRRIGATION AND LANDSCAPE EASEMENT.
3) EACH SIDE OF COMMON LOT LINES HAVE A FIVE (5) FOOT PUBLIC UTILITIES IRRIGATION AND DRAINAGE EASEMENT UNLESS DIMENSIONED OTHERWISE.
4) ALL LOTS WITHIN THIS SUBDIVISION ARE SINGLE-FAMILY RESIDENTIAL LOTS EXCEPT LOT 10, BLOCK 16; LOT 5, BLOCK 17; LOTS 1, BLOCKS 21 AND 22, LOTS 2, 62 AND 63, BLOCK 23, LOTS 13, 27, 46, 83 AND 85, BLOCK 23 WHICH ARE COMMON AREA LANDSCAPE LOTS; AND EXCEPT LOTS 5, 9, 17, 23, 31, 42, 58, 65, 73, 76 AND 80, BLOCK 23 WHICH ARE DESIGNATED AS COMMON DRIVEWAY LOTS; AND EXCEPT LOT 1, BLOCK 23 WHICH IS A PRIVATE ROAD. THE ABOVE REFERENCED NON-RESIDENTIAL LOTS HAVE A BLANKET EASEMENT FOR WATER, SEWER, STREET LIGHTS, PUBLIC UTILITIES, DRAINAGE, IRRIGATION AND LANDSCAPING.
5) LOT 10, BLOCK 16; LOT 5, BLOCK 17; LOTS 1, BLOCKS 21 AND 22, LOTS 2, 62 AND 63, BLOCK 23 WHICH ARE COMMON AREA LANDSCAPE LOTS, ARE TO BE OWNED AND MAINTAINED BY THE ASHFORD GREENS HOMEOWNER'S ASSOCIATION.
6) LOTS 13, 27, 46, 83 AND 85, BLOCK 23 WHICH ARE COMMON AREA LANDSCAPE LOTS; AND LOTS 5, 9, 17, 23, 31, 42, 58, 65, 73, 76 AND 80, BLOCK 23 WHICH ARE COMMON DRIVEWAY LOTS; AND LOT 1, BLOCK 23 WHICH IS A PRIVATE ROAD, ALL ARE TO BE OWNED AND MAINTAINED BY THE JAMES PLACE AT ASHFORD GREENS OWNER'S ASSOCIATION.
7) MAINTENANCE FOR ANY IRRIGATION/DRAINAGE PIPE CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS ASSUMED BY AN IRRIGATION/DRAINAGE/HIGHWAY DISTRICT.
8) THE BOTTOM ELEVATION OF HOUSE FOOTINGS SHALL BE SET A MINIMUM OF 12 INCHES ABOVE THE HIGHEST KNOWN SEASONAL GROUND WATER ELEVATION.
9) DIRECT LOT ACCESS TO W. TALAMORE BOULEVARD IS PROHIBITED, EXCEPT FOR LOT 1, BLOCK 23, A PRIVATE ROAD, UNLESS SPECIFICALLY ALLOWED BY THE CITY OF MERIDIAN AND ADA COUNTY HIGHWAY DISTRICT.
10) NO DRIVEWAY ACCESS TO N. CROOKED CREEK LANE OR N. BENT GRASS LANE SHALL BE ALLOWED WITHIN 50' OF W. TALAMORE BOULEVARD.
11) ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION, OR AS ALLOWED BY CONDITIONAL USE.
12) INGRESS-EGRESS TO LOTS DESIGNATED WITH AN ASTERISK (*) SHALL BE FROM A COMMON DRIVEWAY LOT AND NOT FROM THE PRIVATE ROAD (LOT 1, BLOCK 23).
13) LOTS 2 THROUGH 9, BLOCK 16 AND LOTS 6 THROUGH 9, BLOCK 17 SHALL HAVE A MINIMUM HOUSE SIZE OF 1400 SQUARE FEET, EXCLUDING GARAGES.
14) THE DEVELOPER AND/OR OWNER SHALL COMPLY WITH IDAHO CODE SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION WATER.

CURVE DATA:

CURVE	RADIUS	LENGTH	C-ORD DIST.	CHORD BRG.	DELTA
C-1	350.00'	408.68'	385.86'	S 77°30'25" E	66°54'09"
C-2	20.00'	26.36'	24.49'	N 73°11'44" W	75°31'51"
C-3	125.00'	21.17'	21.15'	N 81°47'48" W	09°42'17"
C-4	680.00'	93.69'	90.63'	S 66°49'48" E	07°36'30"

SETBACKS FOR BLOCK 23

BUILDING SETBACKS FOR THE BUILDABLE LOTS IN BLOCK 23 SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

FRONT YARD –	FRONT-ON GARAGE	20'
	SIDE-ON GARAGE	15'
	LIVABLE AREA	15'
SIDE YARD –	INTERIOR LOTS	5'
	CORNER LOTS, ADJACENT TO STREET	15'
	CORNER LOTS, ADJACENT TO DRIVEWAY	10'
REAR YARD		15'
MINIMUM BUILDING SEPARATION		10'
MAXIMUM BUILDING HEIGHT		35'

DEVELOPER:
THE BRIGHTON CORPORATION
BOISE, IDAHO

95-248-01

SHEET 1 OF 5

[redacted]

Blk 15 Inst 7862

ASHFORD GREENS NO. 2

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT THE BRIGHTON CORPORATION, AN IDAHO CORPORATION, IS THE OWNER OF THE PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF THE SW1/4 AND THE SOUTH 1/2 OF THE NW1/4 OF SECTION 3, T.3N., R.1W., B.M., ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CORNER COMMON TO SECTIONS 33 AND 34, T.4N., R.1W., AND SECTIONS 3 AND 4, T.3N., R.1W., B.M., FROM WHICH THE 1/4 CORNER COMMON TO SAID SECTIONS 3 AND 4 AS IDENTIFIED IN CP&F INSTRUMENT NO. 7852146 BEARS SOUTH 00°38'27" WEST, 2697.46 FEET; THENCE SOUTH 00°38'27" WEST, 2515.32 FEET TO A POINT; THENCE SOUTH 89°21'33" EAST, 536.39 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY OF W. TALAMORE BOULEVARD AND THE REAL POINT OF BEGINNING (INITIAL POINT); THENCE ALONG SAID RIGHT-OF-WAY AND ALONG THE EXTERIOR BOUNDARY OF ASHFORD GREENS, A SUBDIVISION RECORDED IN BOOK 72 OF PLATS AT PAGES 7867 THROUGH 7868 RECORDS OF ADA COUNTY, IDAHO, SOUTH 44°03'20" EAST, 91.38 FEET TO A POINT; THENCE 408.68 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 66°54'09", AND A LONG CHORD BEARING SOUTH 77° 30'25" EAST, 385.86 FEET TO A POINT; THENCE NORTH 69°02'30" EAST, 126.81 FEET TO A POINT; THENCE NORTH 20°57'30" WEST, 80.00 FEET TO A POINT; THENCE 26.38 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 75° 31'21", AND A LONG CHORD BEARING NORTH 73°11'49" WEST, 24.49 FEET TO A POINT; THENCE NORTH 89°02'30" EAST, 121.00 FEET TO A POINT; THENCE NORTH 20°29'47" WEST, 65.57 FEET TO A POINT; THENCE NORTH 11°28'15" WEST, 70.33 FEET TO A POINT; THENCE NORTH 00°36'15" EAST, 156.69 FEET TO A POINT; THENCE NORTH 33°03'21" EAST, 50.00 FEET TO A POINT; THENCE NORTH 35°56'39" WEST, 45.12 FEET TO A POINT; THENCE 21.17 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 9°42'17" AND A LONG CHORD BEARING NORTH 81°47'48" WEST, 21.15 FEET TO A POINT; THENCE NORTH 23°21'04" EAST, 118.48 FEET TO A POINT; THENCE DEPARTING THE SAID EXTERIOR BOUNDARY OF ASHFORD GREENS SOUTH 58°58'39" EAST, 811.07 FEET TO A POINT; THENCE SOUTH 19°20'57" WEST, 195.81 FEET TO A POINT; THENCE 90.69 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 680.00 FEET, A CENTRAL ANGLE OF 7°38'30", AND A LONG CHORD BEARING SOUTH 68°49'48" EAST, 90.63 FEET TO A POINT; THENCE SOUTH 26°59'28" WEST, 80.00 FEET TO A POINT; THENCE SOUTH 10°33'50" WEST, 380.21 FEET TO A POINT; THENCE SOUTH 71°43'34" WEST, 442.46 FEET TO A POINT; THENCE SOUTH 89°13'51" WEST, 540.22 FEET TO A POINT; THENCE NORTH 18°18'25" EAST, 218.04 FEET TO A POINT; THENCE NORTH 8°16'10" WEST, 606.65 FEET TO THE POINT OF BEGINNING. CONTAINING 20.07 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT AND TO DEDICATE TO THE PUBLIC THE PUBLIC STREETS AS SHOWN ON THIS PLAT. THE EASEMENTS AND PRIVATE ROADS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE USE OF THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED HEREON AND NO PERMANENT STRUCTURES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS. ALL LOTS WITHIN THIS PLAT WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM AN EXISTING 8" CITY OF MERIDIAN MAIN LINE LOCATED ADJACENT TO THIS SUBDIVISION, AND THE CITY OF MERIDIAN HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

DAVID W. TURNBULL, PRESIDENT
BRIGHTON CORPORATION

ACKNOWLEDGEMENT

STATE OF IDAHO)
) S.S.
COUNTY OF ADA)

ON THIS 3rd DAY OF December, 1996, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID W. TURNBULL, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF THE BRIGHTON CORPORATION, AN IDAHO CORPORATION, THE CORPORATION THAT EXECUTED THIS INSTRUMENT OR THE PERSON WHO EXECUTED THIS INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

1/18/2000
MY BOND EXPIRES

NOTARY PUBLIC FOR IDAHO
RESIDING IN BOISE, IDAHO

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308 DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

12-22-97
DATE

COUNTY TREASURER

CERTIFICATE OF SURVEYOR

I, D. TERRY PEUGH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

D. TERRY PEUGH — IDAHO NO. 4431

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 15th DAY OF APRIL, 1997.

CHAIRMAN ACHD

APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS OF THIS PLAT ARE HEREBY REMOVED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL.

8/20/97
CENTRAL DISTRICT HEALTH DEPARTMENT

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

CITY ENGINEER

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 7th DAY OF January, 1997, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

CITY CLERK, MERIDIAN, IDAHO

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, COUNTY SURVEYOR, IN AND FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

COUNTY SURVEYOR

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO)
) S.S.
COUNTY OF ADA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF Mike Tanner
AT 27 MINUTES PAST 2 O'CLOCK P M., ON THIS 6 DAY OF Jan, 1998, IN
BOOK 75 OF PLATS AT PAGES 7796 AND 7802 INSTRUMENT NO. 98000893

DEPUTY

EX-OFFICIO RECORDER

SHEET 5 OF 5

SCANNED MAR 10 2023

PLAT ING

ASHFORD GREENS NO. 3

A SUBDIVISION

LOCATED IN A PORTION OF GOVERNMENT LOT 4 AND THE SW 1/4 OF THE NW 1/4 OF SECTION 3, T.3N., R.1W., B.M., MERIDIAN, ADA COUNTY, IDAHO

1999

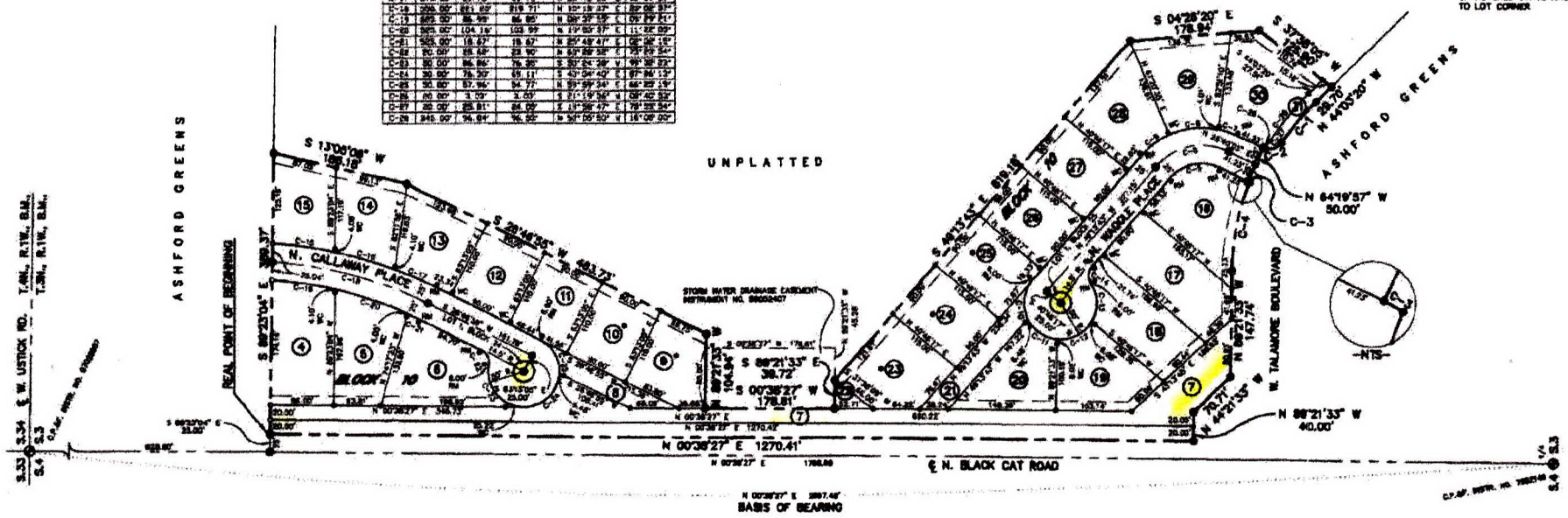
• HUBBLE ENGINEERING, INC. •

BOISE, IDAHO

SCALE: 1" = 100'

CURVE DATA:

CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C-1	330.00'	74.84'	74.68'	N 56°30'08" W	12°59'23"
C-2	30.00'	86.84'	56.40'	N 13°38'00" W	66°34'47"
C-3	80.00'	3.03'	3.03'	S 34°00'29" W	02°10'03"
C-4	340.00'	180.44'	134.79'	N 78°56'34" W	30°24'59"
C-5	60.00'	78.49'	72.96'	N 11°48'59" W	74°59'46"
C-6	60.00'	111.51'	102.37'	S 21°48'00" W	74°59'46"
C-7	110.00'	86.84'	84.79'	N 19°58'04" E	12°39'57"
C-8	110.00'	68.97'	68.80'	N 06°12'19" W	36°56'41"
C-9	110.00'	47.88'	47.51'	N 34°30'09" W	24°57'09"
C-10	30.00'	37.96'	34.77'	N 66°26'22" E	64°58'19"
C-11	30.00'	31.35'	29.98'	S 34°35'49" E	59°52'06"
C-12	60.00'	96.64'	93.66'	S 86°36'52" E	64°37'23"
C-13	30.00'	28.19'	28.43'	N 68°59'38" E	53°49'19"
C-14	30.00'	28.68'	27.60'	N 80°39'48" E	73°22'24"
C-15	370.00'	69.77'	69.67'	N 21°58'29" E	08°39'46"
C-16	278.00'	99.08'	98.60'	N 16°09'13" E	20°25'39"
C-17	375.00'	61.78'	61.71'	N 23°48'19" E	09°26'21"
C-18	206.00'	821.69'	819.71'	N 10°19'37" E	228°36'37"
C-19	685.00'	86.98'	86.92'	N 09°37'19" E	07°16'41"
C-20	325.00'	104.19'	103.79'	N 17°05'37" E	11°32'00"
C-21	325.00'	18.67'	18.67'	N 25°48'41" E	03°26'16"
C-22	30.00'	28.68'	27.60'	N 53°39'58" E	73°22'24"
C-23	30.00'	96.84'	76.36'	S 35°21'39" W	99°18'32"
C-24	30.00'	15.32'	15.11'	S 43°04'40" E	87°36'13"
C-25	30.00'	57.96'	54.77'	N 59°39'34" E	66°22'19"
C-26	60.00'	3.09'	3.09'	S 31°19'36" W	02°57'32"
C-27	20.00'	28.81'	26.29'	S 41°38'47" E	79°33'34"
C-28	345.00'	96.84'	96.52'	N 52°05'50" W	16°05'00"



LEGEND

- ● FOUND BRASS CAP
- ● FOUND 1/8" IRON PIN, PLS 4431
- ○ FOUND 1/2" IRON PIN, PLS 4431
- ● SET 5/8" X 30" IRON PIN WITH PLASTIC CAP, PLS 4431
- • SET 1/2" X 24" IRON PIN WITH PLASTIC CAP, PLS 4431
- PROPERTY BOUNDARY
- PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT 10' FROM PROPERTY LINE AND/OR LOT LINE UNLESS DIMENSIONED OTHERWISE
- SECTION LINE
- CENTERLINE
- LOT LINE
- RIGHT-OF-WAY LINE
- (2) LOT NUMBER
- LOT WHICH MUST TAKE ACCESS FROM A COMMON DRIVEWAY LOT (SEE NOTE 9)
- WC WITNESS CORNER OR REFERENCE MONUMENT 4.00' OFFSET TO LOT CORNER UNLESS DIMENSIONED OTHERWISE. ALL RM'S AT POINTS OF REVERSE CURVE ARE RADIAL TO LOT CORNER

NOTES:

1) BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MERIDIAN.
2) ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, STREET LIGHT, DRAINAGE, IRRIGATION AND SIDEWALK EASEMENT. THE SIDEWALK EASEMENT IS FOR THE USE AND BENEFIT OF THE ASHFORD GREENS HOMEOWNER'S ASSOCIATION.
3) EACH SIDE OF COMMON LOT LINES HAVE A FIVE (5) FOOT PUBLIC UTILITIES, IRRIGATION AND DRAINAGE EASEMENT.
4) ALL LOTS WITHIN THIS SUBDIVISION ARE SINGLE-FAMILY RESIDENTIAL LOTS, EXCEPT LOTS 7, 8, 21, 22 & 31, BLOCK 10, AND LOT 1, BLOCK 24 AND LOT 1, BLOCK 30, WHICH ARE DESIGNATED AS COMMON AREA LOTS TO BE OWNED AND MAINTAINED BY THE ASHFORD GREENS HOMEOWNER'S ASSOCIATION.
5) MAINTENANCE FOR ANY IRRIGATION/DRAINAGE PIPE CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS ASSUMED BY AN IRRIGATION/DRAINAGE/HIGHWAY DISTRICT.
6) THE BOTTOM ELEVATION OF HOUSE FOOTINGS SHALL BE SET A MINIMUM OF 12 INCHES ABOVE THE HIGHEST KNOWN NORMAL GROUND WATER ELEVATION.
7) DIRECT LOT ACCESS TO N. BLACK CAT ROAD AND W. TALAMORE BOULEVARD IS PROHIBITED, UNLESS SPECIFICALLY ALLOWED BY THE CITY OF MERIDIAN AND ADA COUNTY HIGHWAY DISTRICT.
8) ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
9) LOTS 8 AND 21, BLOCK 10, ARE HEREBY DESIGNATED AS COMMON DRIVEWAY LOTS. INGRESS-EGRESS TO LOTS DESIGNATED WITH AN ASTERISK (*) SHALL BE FROM A COMMON DRIVEWAY LOT AND NOT FROM THE PUBLIC ROAD.
10) THE DEVELOPER AND/OR OWNER SHALL COMPLY WITH IDAHO CODE SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION WATER.
11) ALL DWELLINGS SHALL CONTAIN A MINIMUM OF 1400 SQUARE FEET OF LIVING SPACE.
12) A BLANKET EASEMENT SHALL COVER LOTS 7, 8, AND 21, BLOCK 10, FOR THE BENEFIT OF THE CITY OF MERIDIAN FOR SEWER AND WATER MAINS, AND ADA COUNTY HIGHWAY DISTRICT FOR STORM SEWER MAINS. THE WATER, SEWER AND STORM DRAIN EASEMENT LOCATED WITHIN LOTS 7, 8 & 21, BLOCK 10 LYING BETWEEN LOTS 8 AND 21, SHALL REMAIN FREE OF ALL ENCROACHMENTS AND OBSTRUCTIONS (INCLUDING FENCES AND TREES) WHICH MAY ADVERSELY AFFECT OPERATION AND MAINTENANCE OF THE FACILITIES.
13) THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES FOR ASHFORD GREENS SUBDIVISION NO. 3 IS CONTAINED IN AN AGREEMENT BETWEEN MERIDIAN CITY, ADA COUNTY HIGHWAY DISTRICT AND THE OWNERS ASSOCIATION AND IS RECORDED AS INSTRUMENT NO. 99052407, RECORDS OF ADA COUNTY, IDAHO.

PROFESSIONAL ENGINEER REGISTERED 4431 STATE OF IDAHO D. TERRY PYRON

DEVELOPER:
THE BRIGHTON CORPORATION
BOISE, IDAHO

98-181

SHEET 1 OF 2

G:\ASHFORD\ASHFORD3\ASHFORD3PLAT.DWG 8-6-99 2:30:57 pmMST

Callaway Pl/ waggle Islands

Lot 7

Talamore / Black Cat

SCANNED MAR 10 2023

ASHFORD GREENS NO. 3

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT THE BRIGHTON CORPORATION, AN IDAHO CORPORATION, IS THE OWNER OF THE PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 4 AND THE SW1/4 OF THE NW1/4 OF SECTION 3, T.3N. R.1W., B.M., ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE 1/4 CORNER COMMON TO SECTIONS 3 AND 4, T.3N., R.1W., B.M., AS SAME IS DESCRIBED IN CP & F INSTRUMENT NO. 7832146, RECORDS OF ADA COUNTY, IDAHO; FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 3 BEARS NORTH 0°38'27" EAST, 2697.49 FEET; THENCE NORTH 0°38'27" EAST, 1798.69 FEET TO A POINT; THENCE SOUTH 89°23'04" EAST, 25.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF N. BLACK CAT ROAD AND THE REAL POINT OF BEGINNING; THENCE CONTINUING AND ALONG THE SOUTHERLY BOUNDARY OF BLOCKS 10 AND 12 OF ASHFORD GREENS, AS SAME IS RECORDED IN BOOK 73 OF PLATS AT PAGES 7567 THROUGH 7568, RECORDS OF ADA COUNTY, IDAHO SOUTH 89°23'04" EAST, 368.37 FEET; THENCE DEPARTING SAID SOUTHERLY BOUNDARY SOUTH 13°05'08" WEST, 186.18 FEET; THENCE SOUTH 28°46'55" WEST, 463.73 FEET; THENCE NORTH 89°21'33" WEST, 104.84 FEET; THENCE SOUTH 0°38'27" WEST, 178.61 FEET; THENCE SOUTH 89°21'33" EAST, 39.72 FEET; THENCE SOUTH 48°13'43" EAST, 619.19 FEET; THENCE SOUTH 41°28'20" EAST, 178.94 FEET; THENCE SOUTH 37°38'08" WEST, 125.80 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF W. TALAMORE BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY NORTH 44°13'20" WEST, 28.70 FEET; THENCE 74.24 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 12°53'23", AND A LONG CHORD BEARING NORTH 50°30'02" WEST, 74.06 FEET; THENCE 28.84 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 82°36'47", AND A LONG CHORD BEARING NORTH 15°38'20" WEST, 26.40 FEET; THENCE NORTH 64°19'57" WEST, 50.00 FEET; THENCE 3.03 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 8°40'53" AND A LONG CHORD BEARING SOUTH 30°00'29" WEST, 3.03 FEET; THENCE 125.44 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 345.00 FEET, A CENTRAL ANGLE OF 20°49'56", AND A LONG CHORD BEARING NORTH 78°56'34" WEST, 124.75 FEET; THENCE NORTH 89°21'33" WEST, 147.74 FEET; THENCE NORTH 44°21'33" WEST, 70.71 FEET; THENCE NORTH 89°21'33" WEST, 40.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF N. BLACK CAT ROAD; THENCE ALONG SAID RIGHT-OF-WAY NORTH 0°38'27" EAST, 1270.41 FEET TO THE POINT OF BEGINNING CONTAINING 9.14 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT AND TO DEDICATE TO THE PUBLIC THE PUBLIC STREETS AS SHOWN ON THIS PLAT. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE USE OF THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED HEREON AND NO PERMANENT STRUCTURES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS. ALL LOTS WITHIN THIS PLAT WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF MERIDIAN'S MUNICIPAL WATER SYSTEM, AND THE CITY OF MERIDIAN HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

DAVID W. TURNBULL, PRESIDENT
BRIGHTON CORPORATION

ACKNOWLEDGEMENT

STATE OF IDAHO)
} S.S.
COUNTY OF ADA)

ON THIS 7th DAY OF April, 99, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID W. TURNBULL, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF THE BRIGHTON CORPORATION, AN IDAHO CORPORATION, THE CORPORATION THAT EXECUTED THIS INSTRUMENT OR THE PERSON WHO EXECUTED THIS INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

REBECCA A. BAKER NOTARY PUBLIC STATE OF IDAHO

9.29.99
MY BOND EXPIRES

NOTARY PUBLIC FOR IDAHO
RESIDING IN BOISE, IDAHO

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308 DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

8-9-99
DATE

ADA COUNTY TREASURER

Lynda Fischer, by Shelly Beller Deputy
COUNTY TREASURER

CERTIFICATE OF SURVEYOR

I, D. TERRY PEUGH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

D. TERRY PEUGH — IDAHO NO. 4431

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 24th DAY OF May, 1999.

CHAIRMAN ACHD

ADA COUNTY HIGHWAY DISTRICT SEAL

APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS OF THIS PLAT ARE HEREBY REMOVED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL.

CENTRAL DISTRICT HEALTH DEPARTMENT

CENTRAL DISTRICT HEALTH DEPARTMENT

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

CITY ENGINEER — Gary Smith PE - 7845 — 6/16/99

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 17th DAY OF November, 1998, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

CITY CLERK, MERIDIAN, IDAHO

CITY OF MERIDIAN INCORPORATED JANUARY 1ST, 1903 ADA COUNTY, IDAHO SEAL

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, COUNTY SURVEYOR, IN AND FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

John E. Gruster 8/9/99
COUNTY SURVEYOR IDPLS 3030

ADA COUNTY SURVEYOR

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO)
} S.S.
COUNTY OF ADA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF Brighton Corp.
AT 55 MINUTES PAST 1 O'CLOCK P M. ON THIS 9 DAY OF June, 1999, IN
BOOK 78 OF PLATS AT PAGES 8301 AND 8302, INSTRUMENT NO. 99079524

DEPUTY

EX-OFFICIO RECORDER

G:\ASHFORD\ASHFORD3\ASHFORD3SIG.DWG 12-11-98 2:03:26 pmMST

SCANNED MAR 10 2023

B.K. 80 PG. 8689

SCANNED MAR 10 2023

PLAT SHOWING

ASHFORD GREENS NO. 4

A SUBDIVISION

LOCATED IN THE SW1/4 OF THE NW1/4 AND THE NW1/4 OF THE SW1/4, SECTION 3, T.3N., R.1W., B.M., MERIDIAN, ADA COUNTY, IDAHO

2000

• HUBBLE ENGINEERING, INC. •
BOISE, IDAHO

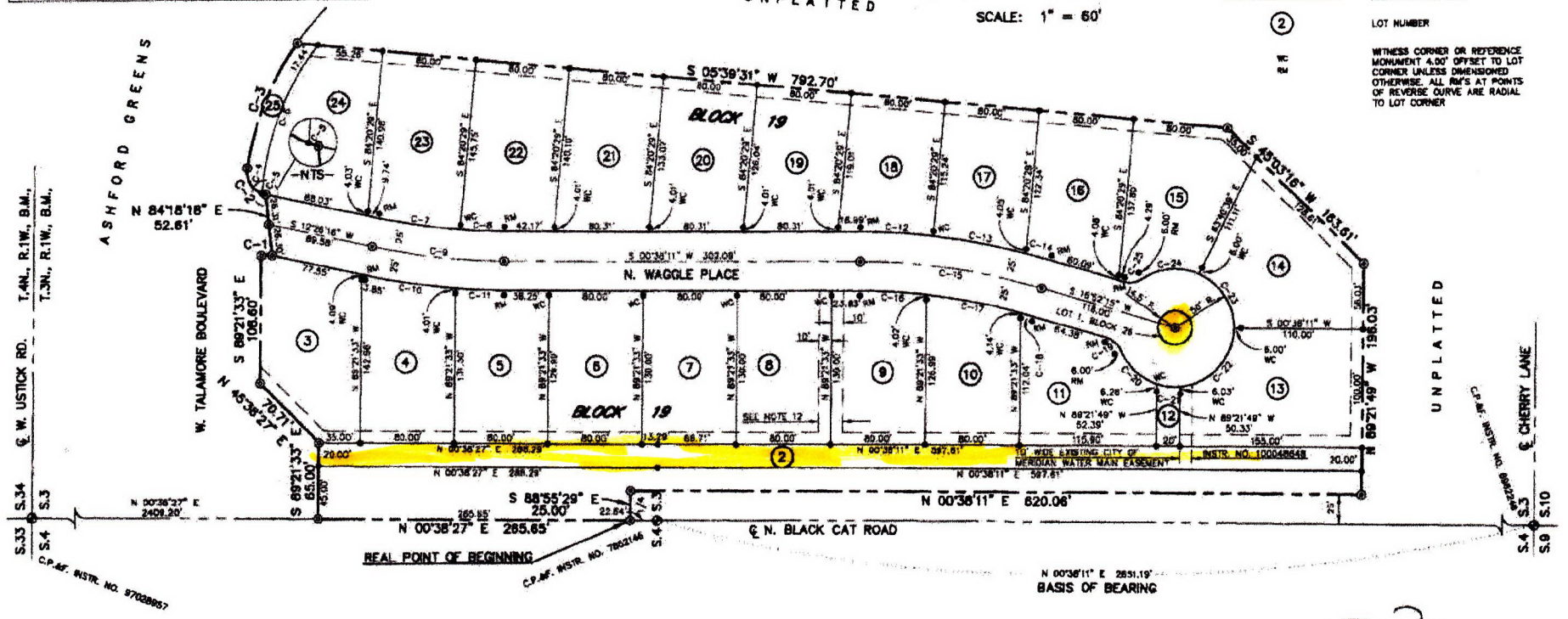
CURVE DATA:

CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BEAR	DELTA
C-1	20.00'	9.17'	9.09'	S 00° 41' 38" E	26° 16' 29"
C-2	20.00'	30.17'	27.39'	N 55° 39' 39" E	86° 26' 17"
C-3	250.00'	119.89'	118.77'	S 67° 54' 46" E	26° 28' 21"
C-4	20.00'	27.20'	25.15'	S 39° 54' 53" W	77° 55' 20"
C-5	20.00'	9.97'	9.87'	S 16° 41' 45" W	28° 33' 57"
C-6	225.00'	136.58'	134.67'	N 69° 14' 53" W	33° 17' 39"
C-7	225.00'	70.47'	70.42'	S 08° 36' 22" W	07° 39' 48"
C-8	225.00'	38.03'	38.04'	S 00° 48' 01" W	04° 08' 17"
C-9	225.00'	113.67'	113.47'	S 04° 38' 14" W	11° 48' 08"
C-10	275.00'	77.04'	76.98'	S 08° 36' 44" W	07° 39' 05"
C-11	275.00'	41.79'	41.78'	S 02° 48' 41" W	04° 09' 01"
C-12	275.00'	61.15'	61.12'	N 03° 40' 59" E	06° 05' 34"
C-13	275.00'	80.38'	80.31'	N 10° 44' 05" E	08° 00' 34"
C-14	275.00'	21.40'	21.40'	N 15° 48' 17" E	02° 07' 56"
C-15	225.00'	155.84'	155.32'	N 08° 45' 13" E	16° 14' 04"
C-16	325.00'	56.27'	56.25'	N 03° 48' 26" E	06° 08' 29"
C-17	325.00'	81.47'	81.38'	N 11° 13' 04" E	08° 53' 27"
C-18	325.00'	11.08'	11.08'	N 16° 16' 11" E	01° 12' 08"
C-19	20.00'	17.84'	16.90'	N 41° 52' 08" E	49° 59' 41"
C-20	50.00'	46.56'	41.29'	S 48° 26' 47" W	48° 46' 18"
C-21	50.00'	20.84'	20.11'	S 06° 29' 44" W	23° 11' 48"
C-22	50.00'	72.65'	67.02'	S 47° 11' 12" E	84° 10' 05"
C-23	50.00'	58.06'	54.86'	N 37° 27' 40" E	66° 32' 11"
C-24	50.00'	56.02'	47.96'	N 04° 27' 56" W	57° 19' 01"
C-25	20.00'	17.45'	16.90'	S 08° 07' 38" E	49° 59' 41"

LEGEND

- FOUND BRASS CAP
- FOUND 5/8" IRON PIN, PLS 4431
- SET 5/8" X 30" IRON PIN WITH PLASTIC CAP, PLS 4431
- SET 1/2" X 24" IRON PIN WITH PLASTIC CAP, PLS 4431
- SUBDIVISION BOUNDARY
- PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT 10' FROM PROPERTY LINE AND/OR LOT LINE
- SECTION LINE
- CENTERLINE
- LOT LINE
- RIGHT-OF-WAY LINE
- (2) LOT NUMBER
- WC / RM WITNESS CORNER OR REFERENCE MONUMENT 4.00' OFFSET TO LOT CORNER UNLESS DIMENSIONED OTHERWISE. ALL RM'S AT POINTS OF REVERSE CURVE ARE RADIAL TO LOT CORNER

SCALE: 1" = 60'



NOTES:

1) BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MERIDIAN.
2) ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, STREET LIGHT, DRAINAGE, AND IRRIGATION EASEMENT.
3) ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY HAVE A 6.00 FOOT WIDE PRIVATE SIDEWALK EASEMENT FOR THE USE AND BENEFIT OF THE ASHFORD GREENS HOMEOWNERS ASSOCIATION.
4) ALL LOTS WITHIN THIS SUBDIVISION ARE SINGLE-FAMILY RESIDENTIAL LOTS, EXCEPT LOT 2, 12 & 25, BLOCK 19 AND LOT 1, BLOCK 26, WHICH ARE DESIGNATED AS COMMON AREA LOTS TO BE OWNED AND MAINTAINED BY THE ASHFORD GREENS HOMEOWNERS ASSOCIATION.
5) MAINTENANCE FOR ANY IRRIGATION/DRAINAGE PIPE CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS ASSUMED BY AN IRRIGATION/DRAINAGE/HIGHWAY DISTRICT.
6) THE BOTTOM ELEVATION OF HOUSE FOOTINGS SHALL BE SET A MINIMUM OF 12 INCHES ABOVE THE HIGHEST KNOWN NORMAL GROUND WATER ELEVATION.
7) DIRECT LOT ACCESS TO N. BLACK CAT ROAD AND W. TALAMORE BOULEVARD IS PROHIBITED, UNLESS SPECIFICALLY ALLOWED BY THE CITY OF MERIDIAN AND ADA COUNTY HIGHWAY DISTRICT.
8) ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
9) THE DEVELOPER AND/OR OWNER SHALL COMPLY WITH IDAHO CODE SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION WATER.
10) ALL DWELLINGS SHALL CONTAIN A MINIMUM OF 1400 SQUARE FEET OF LIVING SPACE.
11) A BLANKET EASEMENT SHALL COVER LOTS 2 & 12, BLOCK 19 FOR THE BENEFIT OF THE CITY OF MERIDIAN FOR A WATER MAIN.
12) 20 FOOT WIDE ADA COUNTY HIGHWAY DISTRICT STORM DRAINAGE EASEMENT. SAID EASEMENTS SHALL REMAIN FREE OF ALL ENCROACHMENTS AND OBSTRUCTIONS (INCLUDING FENCES AND TREES) WHICH MAY ADVERSELY AFFECT OPERATION AND MAINTENANCE OF THE FACILITIES.

PROFESSIONAL ENGINEER 4431 7-25-2000 STATE OF IDAHO R. TERRY PRUYN

DEVELOPER:
THE BRIGHTON CORPORATION
BOISE, IDAHO

98-181 SHEET 1 OF 2

K:\ASHFORD\ENGINEERING\DRAWINGS\ASHFORD4\ASHFORD4PLAT.DWG 7-25-00 8:32:17 am MST

Blk 2 Black Cat Rd / Talamore Blv

SCANNED MAR 10 2023

ASHFORD GREENS NO. 4

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT THE BRIGHTON CORPORATION, AN IDAHO CORPORATION, IS THE OWNER OF THE PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SW1/4 OF THE NW1/4 OF AND THE NW1/4 OF THE SW1/4 OF SECTION 3, T.3N., R.1W., B.M., ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CORNER COMMON TO SECTIONS 9, 10, 4 AND THE SAID SECTION 3; THENCE NORTH 00°38'11" EAST, 2651.19 FEET TO THE 1/4 CORNER COMMON TO SAID SECTIONS 4 AND 3; THENCE NORTH 00°38'27" EAST, 22.84 FEET TO THE REAL POINT OF BEGINNING. THENCE CONTINUING NORTH 00°38'27" EAST, 269.48 FEET TO THE SOUTHWEST CORNER OF ASHFORD GREENS, A SUBDIVISION RECORDED IN BOOK 73 OF PLATS AT PAGE 7367, RECORDS OF ADA COUNTY, IDAHO; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID SUBDIVISION SOUTH 89°21'33" EAST, 65.00 FEET; THENCE NORTH 45°38'27" EAST, 70.71 FEET; THENCE SOUTH 89°21'33" EAST, 108.60 FEET; THENCE 9.17 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 23.00 FEET, A CENTRAL ANGLE OF 26°16'29" AND A LONG CHORD BEARING SOUTH 00°41'58" EAST, 9.09 FEET; THENCE NORTH 84°18'15" EAST, 52.81 FEET; THENCE 30.17 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 86°26'17" AND A LONG CHORD BEARING NORTH 55°39'23" EAST, 27.39 FEET; THENCE 113.29 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 26°25'21" AND A LONG CHORD BEARING SOUTH 87°54'46" EAST, 114.27 FEET; THENCE DEPARTING SAID SOUTHERLY BOUNDARY SOUTH 5°38'31" WEST, 792.70 FEET; THENCE SOUTH 45°03'16" WEST, 163.61 FEET; THENCE NORTH 89°21'49" WEST, 596.03 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF BLACK CAT ROAD; THENCE ALONG SAID RIGHT-OF-WAY NORTH 00°38'11" EAST, 620.06 FEET; THENCE NORTH 89°50'29" WEST, 25.00 FEET TO THE POINT OF BEGINNING. CONTAINING 7.26 ACRES MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT AND TO DEDICATE TO THE PUBLIC THE PUBLIC STREETS AS SHOWN ON THIS PLAT. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED THE USE OF THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED HEREON AND NO PERMANENT STRUCTURES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS. ALL LOTS WITHIN THIS PLAT WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF MERIDIAN'S MUNICIPAL WATER SYSTEM, AND THE CITY OF MERIDIAN HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

David W. Turnbull

DAVID W. TURNBULL, PRESIDENT
BRIGHTON CORPORATION

ACKNOWLEDGEMENT

STATE OF IDAHO)
} S.S.
COUNTY OF ADA)

ON THIS 27th DAY OF January, 2000, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID W. TURNBULL, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF THE BRIGHTON CORPORATION, AN IDAHO CORPORATION, THE CORPORATION THAT EXECUTED THIS INSTRUMENT OR THE PERSON WHO EXECUTED THIS INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

REBECCA A. HANES NOTARY PUBLIC STATE OF IDAHO

11-28-2005
MY BOND EXPIRES

Rebecca A. Hanes
NOTARY PUBLIC FOR IDAHO
RESIDING IN BOISE, IDAHO

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308 DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

July 25, 2000
DATE

ADA COUNTY TREASURER

Lynda Fischer by Crystal Carlton
COUNTY TREASURER
Deputy

CERTIFICATE OF SURVEYOR

I, D. TERRY PEUGH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

PROFESSIONAL LAND SURVEYOR 4431 5-20-99 STATE OF IDAHO D. TERRY PEUGH

D. TERRY PEUGH, P.L.S. IDAHO NO. 4431

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 3rd DAY OF May, 2000.

CHAIRMAN, ACHD

ADA COUNTY HIGHWAY DISTRICT SEAL

APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS OF THIS PLAT ARE HEREBY REMOVED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL.

CENTRAL DISTRICT HEALTH DEPARTMENT

DISTRICT HEALTH DEPARTMENT CENTRAL COUNTY

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

CITY ENGINEER Gary Smith PE2245
6-08-00

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 17th DAY OF November, 1998, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

CITY OF MERIDIAN INCORPORATED SEAL ADA COUNTY, IDAHO

CITY CLERK, MERIDIAN, IDAHO William G. Berg, Jr.

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, COUNTY SURVEYOR, IN AND FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

COUNTY SURVEYOR PLS 5030 7/26/00

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO)
} S.S.
COUNTY OF ADA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF Brighton Corp. AT 23 MINUTES PAST 9 O'CLOCK A M., ON THIS 7th DAY OF July, 2000, IN BOOK 80 OF PLATS AT PAGES 8687 AND 8690. INSTRUMENT NO. 100058581

Fee: $11.00

DEPUTY

J. David Navarro
EX-OFFICIO RECORDER

SHEET 2 OF 2

G:\ASHFORD\ASHFOR04\ASHFORD#4SIG.DWG 5-20-99 1:03:23 pmMST

BK 83 PG 9192

PLAT SHOWING

ASHFORD GREENS NO. 5

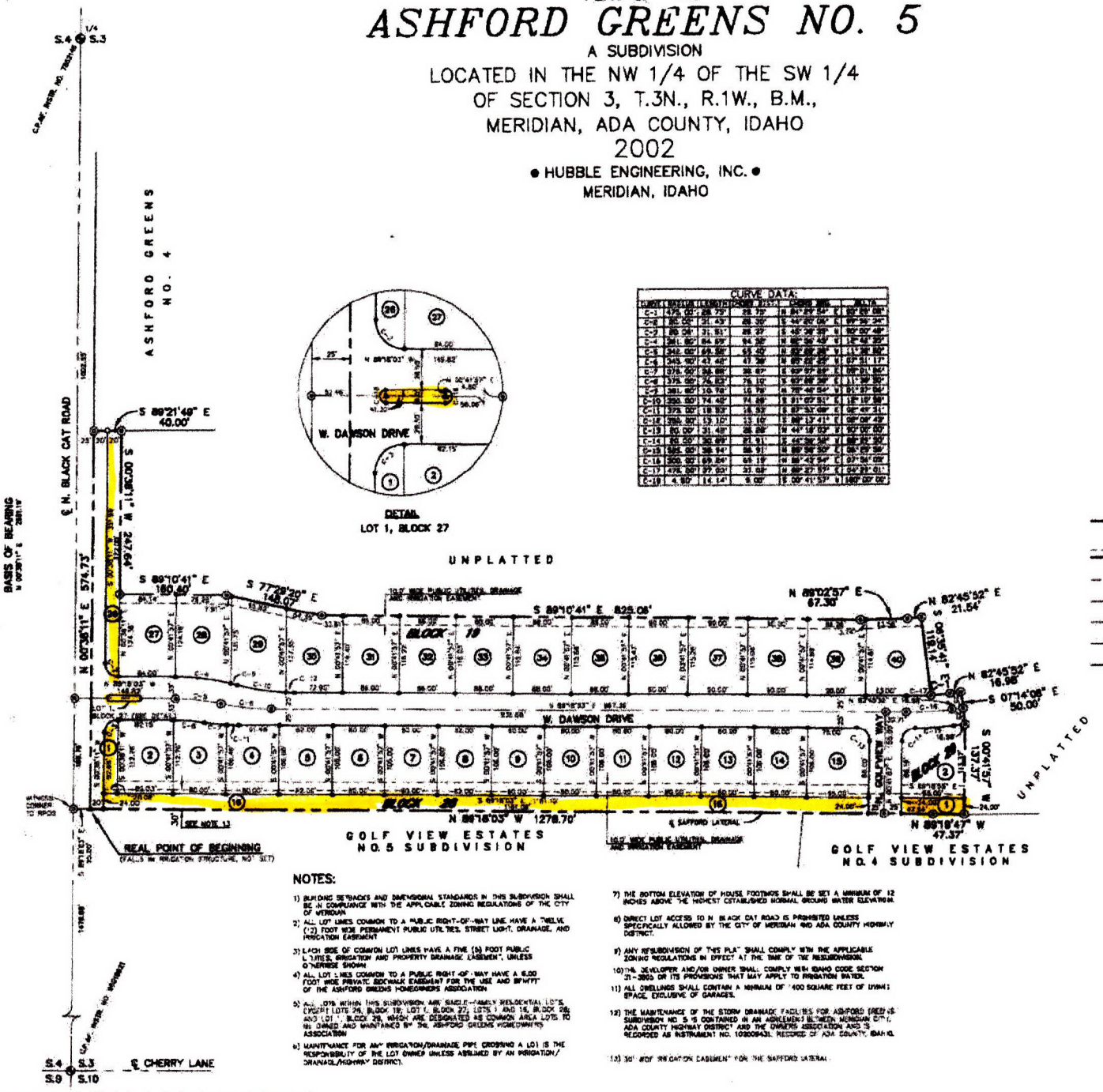
A SUBDIVISION

LOCATED IN THE NW 1/4 OF THE SW 1/4
OF SECTION 3, T.3N., R.1W., B.M.,
MERIDIAN, ADA COUNTY, IDAHO

2002

• HUBBLE ENGINEERING, INC. •
MERIDIAN, IDAHO

SCANNED
MAR 10 2023



CURVE DATA:

CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA
C-1	475.00'	28.79'	28.79'	N 84°27'54" E	03°28'08"
C-2	80.00'	31.43'	31.23'	S 44°22'04" E	22°30'34"
C-3	85.00'	31.83'	31.64'	S 45°36'38" E	21°27'48"
C-4	341.82'	84.99'	84.78'	N 88°36'14" E	14°15'22"
C-5	340.00'	68.56'	68.45'	N 82°02'26" E	11°33'30"
C-6	345.90'	67.48'	67.38'	N 82°01'22" E	11°10'57"
C-7	375.00'	28.88'	28.87'	S 89°02'22" E	04°24'54"
C-8	375.00'	74.53'	74.40'	S 83°27'58" E	11°23'05"
C-9	381.82'	10.78'	10.78'	S 78°46'54" E	01°37'04"
C-10	350.00'	74.48'	74.38'	S 81°07'51" E	12°12'09"
C-11	375.00'	18.53'	18.53'	S 87°32'08" E	02°49'31"
C-12	350.00'	13.10'	13.10'	S 88°13'41" E	02°08'42"
C-13	80.00'	31.48'	31.28'	N 44°18'09" E	22°32'55"
C-14	85.00'	32.89'	32.51'	S 44°22'04" E	22°10'30"
C-15	564.00'	38.94'	38.93'	S 88°36'50" E	03°57'36"
C-16	300.00'	69.84'	69.69'	N 89°42'54" E	13°20'08"
C-17	475.00'	77.00'	77.00'	N 88°27'57" E	09°17'01"
C-18	4.50'	14.14'	9.00'	S 00°41'57" W	180°00'00"

LEGEND

- FOUND BRASS CAP
- FOUND 5/8" IRON PIN, PLS 4431
- SET 5/8" X 30" IRON PIN WITH PLASTIC CAP, PLS 4431
- SET 1/2" X 24" IRON PIN WITH PLASTIC CAP, PLS 4431
- FOUND 1/2" IRON PIN, PLS 4431
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT 10' FROM PROPERTY LINE AND/OR LOT LINE
- EASEMENT LINE
- SECTION LINE
- CENTERLINE
- LOT LINE
- RIGHT-OF-WAY LINE
- (2) LOT NUMBER

NOTES:

1) BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MERIDIAN.

2) ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE HAVE A TWELVE (12) FOOT WIDE PERMANENT PUBLIC UTILITIES, STREET LIGHT, DRAINAGE, AND IRRIGATION EASEMENT.

3) EACH SIDE OF COMMON LOT LINES HAVE A FIVE (5) FOOT PUBLIC UTILITIES, IRRIGATION AND PROPERTY DRAINAGE EASEMENT, UNLESS OTHERWISE SHOWN.

4) ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY HAVE A 6.00 FOOT WIDE PRIVATE SIDEWALK EASEMENT FOR THE USE AND BENEFIT OF THE ASHFORD GREENS HOMEOWNERS ASSOCIATION.

5) ALL LOTS WITHIN THIS SUBDIVISION ARE SINGLE-FAMILY RESIDENTIAL LOTS, EXCEPT LOTS 26, BLOCK 19; LOT 1, BLOCK 27; LOTS 1 AND 15, BLOCK 28; AND LOT 1, BLOCK 29, WHICH ARE DESIGNATED AS COMMON AREA LOTS TO BE OWNED AND MAINTAINED BY THE ASHFORD GREENS HOMEOWNERS ASSOCIATION.

6) MAINTENANCE FOR ANY IRRIGATION/DRAINAGE PIPE CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS ASSUMED BY AN IRRIGATION/DRAINAGE/HIGHWAY DISTRICT.

7) THE BOTTOM ELEVATION OF HOUSE FOOTINGS SHALL BE SET A MINIMUM OF 12 INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUND WATER ELEVATION.

8) DIRECT LOT ACCESS TO N. BLACK CAT ROAD IS PROHIBITED UNLESS SPECIFICALLY ALLOWED BY THE CITY OF MERIDIAN AND ADA COUNTY HIGHWAY DISTRICT.

9) ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.

10) THE DEVELOPER AND/OR OWNER SHALL COMPLY WITH IDAHO CODE SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION WATER.

11) ALL DWELLINGS SHALL CONTAIN A MINIMUM OF 1400 SQUARE FEET OF LIVING SPACE, EXCLUSIVE OF GARAGES.

12) THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES FOR ASHFORD GREENS SUBDIVISION NO. 5 IS CONTAINED IN AN AGREEMENT BETWEEN MERIDIAN CITY, ADA COUNTY HIGHWAY DISTRICT AND THE OWNERS ASSOCIATION AND IS RECORDED AS INSTRUMENT NO. 102009431, RECORDS OF ADA COUNTY, IDAHO.

13) 30' WIDE IRRIGATION EASEMENT FOR THE SAFFORD LATERAL.

DEVELOPER:
THE BRIGHTON CORPORATION
BOISE, IDAHO
00-096

K:\ASHFORD GREENS\DRAWINGS\ASHFORDS\ASHFORD5P.AT.DWG 8.8.01 3:15:51 p.m. MS

ASHFORD GREENS NO. 5

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT THE BRIGHTON CORPORATION, AN IDAHO CORPORATION, IS THE OWNER OF THE PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SW1/4 OF SECTION 3, T.3N., R.1W., B.M., ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CORNER COMMON TO SECTIONS 4, 9, 10 AND THE SAID SECTION 3, FROM WHICH THE 1/4 CORNER COMMON TO SAID SECTIONS 3 AND 4 BEARS NORTH 00°38'11" EAST, 2651.19 FEET; THENCE NORTH 00°38'11" EAST, 1478.88 FEET TO THE NORTHWEST CORNER OF GOLF VIEW ESTATES NO. 5 SUBDIVISION, AS SAME IS RECORDED IN BOOK 72 OF PLATS AT PAGE 7448, RECORDS OF ADA COUNTY, IDAHO; THENCE ALONG THE NORTH BOUNDARY OF SAID SUBDIVISION SOUTH 89°18'03" EAST, 25.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF N. BLACK CAT ROAD AND THE **REAL POINT OF BEGINNING**; THENCE ALONG SAID RIGHT-OF-WAY NORTH 00°38'11" EAST, 574.73 FEET TO THE SOUTHWEST CORNER OF ASHFORD GREENS NO. 4, A SUBDIVISION RECORDED IN BOOK 80 OF PLATS AT PAGE 8689, RECORDS OF ADA COUNTY, IDAHO; THENCE ALONG THE SOUTH BOUNDARY OF SAID SUBDIVISION SOUTH 89°21'49" EAST, 40.00 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY SOUTH 00°38'11" WEST, 247.64 FEET; THENCE SOUTH 89°10'41" EAST, 180.40 FEET; THENCE SOUTH 77°29'20" EAST, 148.07 FEET; THENCE SOUTH 89°10'41" EAST, 825.06 FEET; THENCE NORTH 89°02'57" EAST, 67.30 FEET; THENCE NORTH 82°45'52" EAST, 21.54 FEET; THENCE SOUTH 6°35'41" EAST, 119.14 FEET; THENCE 28.75 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 3°28'05" AND A LONG CHORD BEARING NORTH 84°29'54" EAST, 28.75 FEET; THENCE NORTH 82°45'52" EAST, 16.98 FEET; THENCE SOUTH 7° 14'08" EAST, 50.00 FEET; THENCE SOUTH 00°41'57" WEST, 137.37 FEET TO A POINT IN THE SAFFORD LATERAL AND LYING ON THE NORTH BOUNDARY OF GOLF VIEW ESTATES NO. 4 SUBDIVISION AS SAME IS RECORDED IN BOOK 72 OF PLATS AT PAGE 7446, RECORDS OF ADA COUNTY, IDAHO; THENCE ALONG SAID LATERAL AND THE NORTH BOUNDARY OF SAID GOLF VIEW ESTATES NO.'S 4 AND 5 SUBDIVISIONS NORTH 89°19'47" WEST, 47.37 FEET; THENCE NORTH 89°18'03" WEST, 1278.70 FEET TO THE POINT OF BEGINNING. CONTAINING 9.27 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT AND TO DEDICATE TO THE PUBLIC THE PUBLIC STREETS AS SHOWN ON THIS PLAT, THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED THE USE OF THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED HEREON AND NO PERMANENT STRUCTURES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS. ALL LOTS WITHIN THIS PLAT WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF MERIDIAN'S MUNICIPAL WATER SYSTEM, AND THE CITY OF MERIDIAN HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

DAVID W. TURNBULL, PRESIDENT
BRIGHTON CORPORATION

ACKNOWLEDGEMENT

STATE OF IDAHO)
} S.S.
COUNTY OF ADA)

ON THIS 5th DAY OF September, 2002, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID W. TURNBULL, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF THE BRIGHTON CORPORATION, AN IDAHO CORPORATION, THE CORPORATION THAT EXECUTED THIS INSTRUMENT OR THE PERSON WHO EXECUTED THIS INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

10-01-2005
MY BOND EXPIRES

NOTARY PUBLIC FOR IDAHO
RESIDING IN BOISE, IDAHO

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308 DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

2-15-02
DATE

COUNTY TREASURER

CERTIFICATE OF SURVEYOR

I, D. TERRY PEUGH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

D. TERRY PEUGH, P.L.S. — IDAHO NO. 4431

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 7th DAY OF November, 2002

CHAIRMAN/ACHD

APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS OF THIS PLAT ARE HEREBY REMOVED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL.

CENTRAL DISTRICT HEALTH DEPARTMENT

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

CITY ENGINEER

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 17th DAY OF October, 2002 THIS PLAT WAS DULY ACCEPTED AND APPROVED.

CITY CLERK, MERIDIAN, IDAHO

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, COUNTY SURVEYOR, IN AND FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

COUNTY SURVEYOR PLS 3950 — 9/14/02

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO)
} S.S.
COUNTY OF ADA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF The Brighton Corporation AT 36 MINUTES PAST 2 O'CLOCK P M. ON THIS 19th DAY OF Sept, 2002 IN BOOK 83 OF PLATS AT PAGES 9172 AND 9173 INSTRUMENT NO. 102022169

DEPUTY — Fee: $ 11.00 — EX-OFFICIO RECORDER

SHEET 2 OF 2

SCANNED MAR 10 2023

BK. 90 PG. 11883

PLAT [illegible]ING

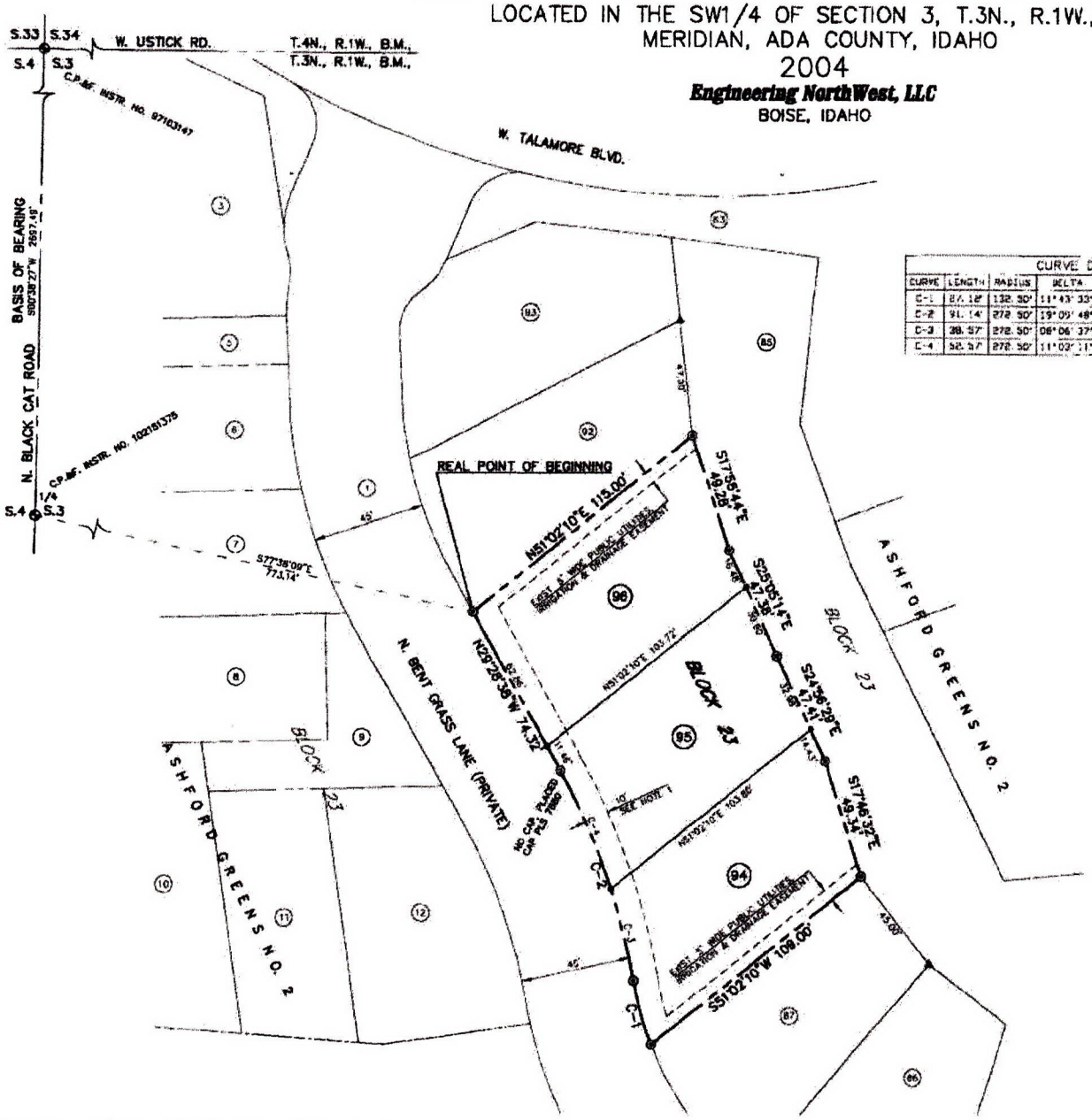
ASHFORD GREENS NO. 7

A SUBDIVISION

BEING A RESUBDIVISION OF LOTS 88, 89, 90 AND 91, BLOCK 23 OF ASHFORD GREENS NO. 2,
LOCATED IN THE SW1/4 OF SECTION 3, T.3N., R.1W., B.M.
MERIDIAN, ADA COUNTY, IDAHO

2004

Engineering NorthWest, LLC
BOISE, IDAHO



SCALE: 1" = 30'

CURVE DATA:					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIST	CHORD BRG.
C-1	87.18'	132.50'	11°43'33"	87.07'	N16°10'36"W
C-2	91.14'	272.50'	19°09'48"	90.72'	N19°53'44"W
C-3	38.57'	272.50'	08°06'37"	38.54'	N14°22'08"W
C-4	52.57'	272.50'	11°03'11"	52.49'	N23°57'02"W

LEGEND

- FOUND BRASS CAP
- FOUND 1/2" IRON PIN, PLS 4431, RESET 5/8" X 30" IRON PIN WITH PLASTIC CAP, PLS 7880
- SET 1/2" X 24" IRON PIN WITH PLASTIC CAP, PLS 7880
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- EASEMENT LINE
- LOT LINE
- SECTION LINE
- (6) LOT NUMBER

NOTES:

1) PER THE FINAL PLAT OF ASHFORD GREENS NO. 2, ADA COUNTY RECORDS, ALL LOT LINES ADJACENT TO LOT 1, BLOCK 23 HAVE AN EXISTING TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, STREET LIGHT, DRAINAGE, IRRIGATION & LANDSCAPE EASEMENT.
2) THE OWNER SHALL COMPLY WITH IDAHO CODE SECTION 31-3805 OR ITS PROVISIONS THAT APPLY TO IRRIGATION WATER.
3) ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
4) EACH SIDE OF INTERIOR LOT LINES AND ALONG THE SOUTHERLY SIDE OF LOT 94 AND THE NORTHERLY SIDE OF LOT 96, BLOCK 23 SHALL HAVE A FIVE (5) FOOT WIDE PROPERTY IRRIGATION AND PROPERTY DRAINAGE EASEMENT, UNLESS DIMENSIONED OTHERWISE.
5) A TEN (10) FOOT WIDE PROPERTY DRAINAGE & PROPERTY IRRIGATION EASEMENT IS HEREBY DESIGNATED ALONG THE REAR LOT LINES, UNLESS DIMENSIONED OTHERWISE.
6) MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE DISTRICT.
7) BOTTOM ELEVATION OF STRUCTURAL FOOTINGS SHALL BE SET A MINIMUM OF 12 INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUNDWATER ELEVATION.
8) BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH TITLE 11 AND TITLE 12 OF THE MERIDIAN CITY CODE UNLESS OTHERWISE MODIFIED BY CONDITIONAL USE PERMIT.
9) THE EASEMENT ALONG THE INTERIOR COMMON LOT LINES OF LOTS 88 & 89, LOTS 89 & 90 AND LOTS 90 & 91 OF ASHFORD GREENS NO. 2 WERE VACATED BY INSTRUMENT NO. 104139184.

SETBACKS FOR BLOCK 23

BUILDING SETBACKS FOR THE BUILDABLE LOTS IN BLOCK 23 SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

FRONT YARD	– FRONT-ON GARAGE	20'
	SIDE-ON GARAGE	15'
	LIVABLE AREA	15'
SIDE YARD	– INTERIOR LOTS	5'
REAR YARD		15'
MINIMUM BUILDING SEPARATION		10'
MAXIMUM BUILDING HEIGHT		35'



J:\ASHFORD GRNS #2 LLA - 04-010-01\Drawings\00_ASHFORD7_PLAT.dwg 11/29/2004 12:08:18 PM MST

04-010-01
SHEET 1 OF 3

SCANNED
MAR 10 2023

ASHFORD GREENS NO. 7

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT THE BRIGHTON CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE REAL PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A RESUBDIVISION OF LOTS 88, 89, 90, AND 91, BLOCK 23 OF ASHFORD GREENS NO. 2, AS SAME IS SHOWN ON THE PLAT THEREOF RECORDED IN BOOK 75 OF PLATS AT PAGE 7788 OF ADA COUNTY RECORDS, LOCATED IN THE SW 1/4 OF SECTION 3, T. 3 N., R 1W., B.M., MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 33 AND 34 OF T.4 N., R. 1 W., B.M., AND SECTIONS 3 AND 4 OF SAID T.3 N., R. 1 W.; THENCE SOUTH 00°36'27" WEST, 2887.49 FEET ON THE SECTION LINE COMMON TO SAID SECTIONS 3 AND 4 TO THE 1/4 SECTION CORNER COMMON TO SAID SECTIONS 3 AND 4; THENCE SOUTH 77°36'09" EAST, 773.14 FEET TO THE WESTERLY LOT CORNER COMMON TO LOTS 91 AND 92, BLOCK 23 OF SAID ASHFORD GREENS NO. 2, SAID POINT BEING THE REAL POINT OF BEGINNING; THENCE ON THE EXTERIOR BOUNDARY LINE OF SAID LOTS 88, 89, 90 AND 91, BLOCK 23 FOR THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 51°02'10" EAST, 115.00 FEET; THENCE SOUTH 17°55'44" EAST, 49.28 FEET; THENCE SOUTH 25°05'14" EAST, 47.38 FEET; THENCE SOUTH 24°56'29" EAST, 47.41 FEET; THENCE SOUTH 17°46'32" EAST, 49.34 FEET; THENCE SOUTH 51°02'10" WEST, 109.00 FEET TO A POINT OF CURVE; THENCE 27.12 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 132.50 FEET, A CENTRAL ANGLE OF 11°43'33"AND A CHORD DISTANCE OF 27.07 FEET WHICH BEARS NORTH 15°10'36" WEST TO A POINT OF REVERSE CURVE; THENCE 91.14 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 272.50 FEET, A CENTRAL ANGLE OF 19°09'46"AND A CHORD DISTANCE OF 90.72 FEET WHICH BEARS NORTH 19°53'44" WEST; THENCE NORTH 29°28'38" WEST, 74.32 FEET TO THE REAL POINT OF BEGINNING. SAID PARCEL CONTAINS 0.45 ACRES MORE OR LESS

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THIS PLAT AND TO DEDICATE TO THE PUBLIC THE PUBLIC STREETS AS SHOWN ON THIS PLAT. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, HOWEVER, THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED WITHIN THIS PLAT AND NO PERMANENT STRUCTURES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS. ALL LOTS WITHIN THIS PLAT WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF MERIDIAN, AND THE CITY OF MERIDIAN HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS WITHIN THIS SUBDIVISION.

BRIGHTON CORPORATION

BY: _____
DAVID W. TURNBULL, PRESIDENT

CERTIFICATE OF SURVEYOR

I, JAMES R. WASHBURN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

PROFESSIONAL LAND SURVEYOR 7880 STATE OF IDAHO JAMES R. WASHBURN

JAMES R. WASHBURN IDAHO NO., 7880

ACKNOWLEDGEMENT

STATE OF IDAHO)
) S.S.
COUNTY OF ADA)

ON THIS 14th DAY OF October, 2004 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID W. TURNBULL, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF BRIGHTON CORPORATION, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

10-6-2005
MY COMMISSION EXPIRES

REBECCA A. HAWES NOTARY PUBLIC STATE OF IDAHO

NOTARY PUBLIC FOR IDAHO
RESIDING IN BOISE, IDAHO

SCANNED MAR 10 2023

BK 96 PG 10565

ASHFORD GREENS NO. 7

APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS OF THIS PLAT ARE HEREBY REMOVED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL.

CENTRAL DISTRICT HEALTH DEPARTMENT

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 27th DAY OF October, 2004

CHAIRMAN ACHD

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

Brad R. Watson
CITY ENGINEER

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 3rd DAY OF November, 2004, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

CITY CLERK, MERIDIAN, IDAHO

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, COUNTY SURVEYOR, IN AND FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

John E Brunin 11/29/04
COUNTY SURVEYOR PLS 7930

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308 DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

11-29-04
DATE

Lynda Fischer by Marcy Everett
COUNTY TREASURER

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO)
} S.S.
COUNTY OF ADA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF Engineering Northwest AT 24 MINUTES PAST 11 O'CLOCK A M., ON THIS 30 DAY OF November, 2004 IN BOOK 96 OF PLATS AT PAGES 10563 THROUGH 10565. INSTRUMENT NO. 104151516

DEPUTY

EX-OFFICIO RECORDER

F:\ASHFORD GRNS #2 LLA - 04-010-01\Drawings\00_ASHFORD7_SIG.dwg 10/14/2004 10:26:17 AM MST

SCANNED MAR 10 2023

PLAT [illegible]ING

ASHFORD GREENS NO. 8

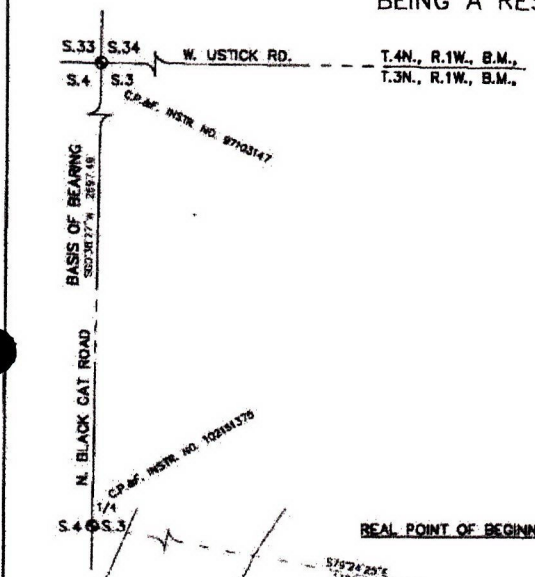
A SUBDIVISION

BEING A RESUBDIVISION OF LOTS 43, 44, AND 45, BLOCK 23 OF ASHFORD GREENS NO. 2, LOCATED IN THE SW1/4 OF SECTION 3, T.3N., R.1W., B.M. MERIDIAN, ADA COUNTY, IDAHO

2004

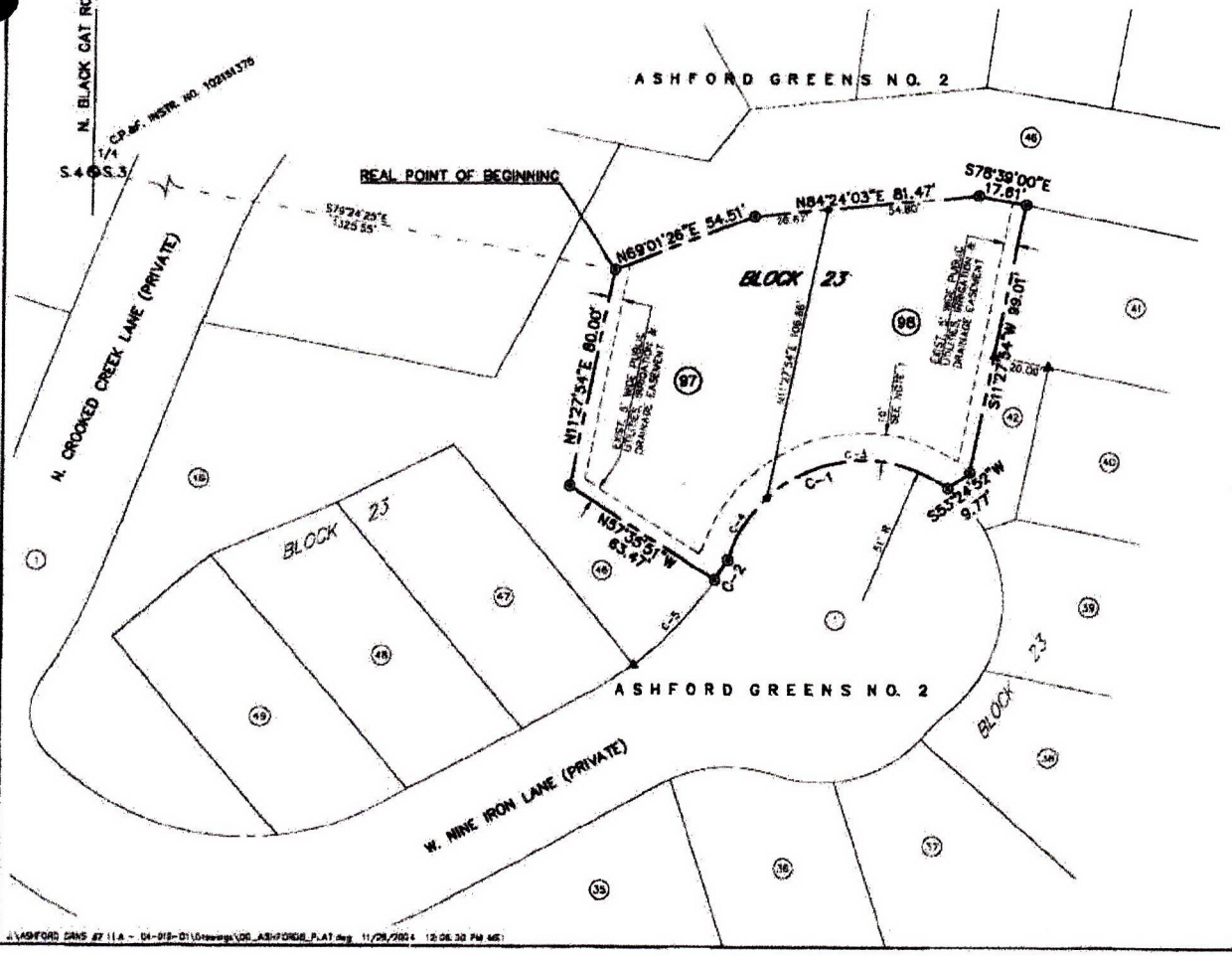
Engineering NorthWest, LLC

BOISE, IDAHO



CURVE DATA

CURVE	LENGTH	RADIUS	DELTA	CHORD DIST	CHORD BRG
C-1	97.94'	51.00'	110°01'38"	83.37'	S71°45'42"W
C-2	8.75'	125.00'	04°00'35"	8.75'	S32°13'42"W
C-3	71.30'	51.00'	80°05'42"	65.63'	S86°43'41"W
C-4	26.64'	51.00'	29°55'56"	26.34'	S31°48'51"W
C-5	42.76'	125.00'	19°35'51"	42.55'	S44°01'39"W



SCALE: 1" = 30'

LEGEND

- FOUND BRASS CAP
- FOUND 1/2" IRON PIN, PLS 4431, RESET 5/8" X 30" IRON PIN WITH PLASTIC CAP, PLS 7880
- SET 1/2" X 24" IRON PIN WITH PLASTIC CAP, PLS 7880
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- EASEMENT LINE
- LOT LINE
- SECTION LINE
- (6) LOT NUMBER

NOTES:

1) PER THE FINAL PLAT OF ASHFORD GREENS NO. 2, ADA COUNTY RECORDS, ALL LOT LINES ADJACENT TO LOT 1, BLOCK 23 HAVE AN EXISTING TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, STREET LIGHT, DRAINAGE, IRRIGATION & LANDSCAPE EASEMENT.
2) THE OWNER SHALL COMPLY WITH IDAHO CODE SECTION 31-3805 OR ITS PROVISIONS THAT APPLY TO IRRIGATION WATER.
3) ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
4) EACH SIDE OF INTERIOR LOT LINES AND ALONG THE WESTERLY SIDE OF LOT 97 AND THE EASTERLY SIDE OF LOT 98, BLOCK 23 SHALL HAVE A FIVE (5) FOOT WIDE PROPERTY IRRIGATION AND PROPERTY DRAINAGE EASEMENT, UNLESS DIMENSIONED OTHERWISE.
5) A TEN (10) FOOT WIDE PROPERTY DRAINAGE & PROPERTY IRRIGATION EASEMENT IS HEREBY DESIGNATED ALONG THE REAR LOT LINES, UNLESS DIMENSIONED OTHERWISE.
6) MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE DISTRICT.
7) BOTTOM ELEVATION OF STRUCTURAL FOOTINGS SHALL BE SET A MINIMUM OF 12-INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUNDWATER ELEVATION.
8) BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH TITLE 11 AND TITLE 12 OF THE MERIDIAN CITY CODE UNLESS OTHERWISE MODIFIED BY CONDITIONAL USE PERMIT
9) THE EASEMENT ALONG THE INTERIOR COMMON LOT LINES OF LOTS 43 & 44 AND LOTS 44 & 45 OF ASHFORD GREENS NO. 2 WERE VACATED BY INSTRUMENT NO. 104139184.

SETBACK'S FOR BLOCK 23

BUILDING SETBACKS FOR THE BUILDABLE LOTS IN BLOCK 23 SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

FRONT YARD	– FRONT-ON GARAGE	20'
	SIDE-ON GARAGE	15'
	LIVABLE AREA	15'
SIDE YARD	– INTERIOR LOTS	5'
REAR YARD		15'
MINIMUM BUILDING SEPARATOR		10'
MAXIMUM BUILDING HEIGHT		35'



04-010-01
SHEET 1 OF 3

J:\ASHFORD GRNS 07 11\A - 04-010-01\Drawings\00_ASHFORD8_PLAT.dwg 11/29/2004 12:06:30 PM MST

SCANNED
MAR 10 2023

SCANNED MAR 10 2023

ASHFORD GREENS NO. 8

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT THE BRIGHTON CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE REAL PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A RESUBDIVISION OF LOTS 43, 44, AND 45, BLOCK 23 OF ASHFORD GREENS NO. 2, AS SAME IS SHOWN ON THE PLAT THEREOF RECORDED IN BOOK 75 OF PLATS AT PAGE 7798 OF ADA COUNTY RECORDS, LOCATED IN THE SW 1/4 OF SECTION 3, T. 3 N., R 1W., B.M., MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 33 AND 34 OF T.4 N., R. 1 W., B.M., AND SECTIONS 3 AND 4 OF SAID T.3 N., R. 1 W.; THENCE SOUTH 00°36'27" WEST, 2687.49 FEET ON THE SECTION LINE COMMON TO SAID SECTIONS 3 AND 4 TO THE 1/4 SECTION CORNER COMMON TO SAID SECTIONS 3 AND 4; THENCE SOUTH 79°24'23" EAST, 1323.35 FEET TO THE NORTHWESTERLY MOST LOT CORNER OF LOT 45, BLOCK 23 OF SAID ASHFORD GREENS NO. 2, SAID POINT BEING THE REAL POINT OF BEGINNING; THENCE ON THE EXTERIOR BOUNDARY LINE OF SAID LOTS 43, 44 AND 45, BLOCK 23 FOR THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 69°01'28" EAST, 54.51 FEET; THENCE NORTH 84°24'03" EAST, 81.47 FEET; THENCE SOUTH 78°39'00" EAST, 17.61 FEET; THENCE SOUTH 11°27'54" WEST, 99.01 FEET; THENCE SOUTH 53°24'52" WEST, 9.77 FEET TO A POINT OF CURVE; THENCE 97.84 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 51.00 FEET, A CENTRAL ANGLE OF 110°01'36" AND A CHORD DISTANCE OF 83.57 FEET WHICH BEARS SOUTH 71°45'42" WEST TO A POINT OF REVERSE CURVE; THENCE 8.75 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 4°00'35" AND A CHORD DISTANCE OF 8.75 FEET WHICH BEARS SOUTH 32°13'42" WEST; THENCE NORTH 57°35'51" WEST, 63.47 FEET; THENCE NORTH 11°27'54" EAST, 80.00 FEET TO THE REAL POINT OF BEGINNING. SAID PARCEL CONTAINS 0.34 ACRES MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THIS PLAT AND TO DEDICATE TO THE PUBLIC THE PUBLIC STREETS AS SHOWN ON THIS PLAT. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, HOWEVER, THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED WITHIN THIS PLAT AND NO PERMANENT STRUCTURES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS. ALL LOTS WITHIN THIS PLAT WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF MERIDIAN, AND THE CITY OF MERIDIAN HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS WITHIN THIS SUBDIVISION.

BRIGHTON CORPORATION

BY: _____
DAVID W. TURNBULL, PRESIDENT

CERTIFICATE OF SURVEYOR

I, JAMES R. WASHBURN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

_____
JAMES R. WASHBURN, ID-PLS-7880 IDAHO NO. 7880

ACKNOWLEDGEMENT

STATE OF IDAHO }
} S.S.
COUNTY OF ADA }

ON THIS 14th DAY OF October, 2004 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID W. TURNBULL, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF BRIGHTON CORPORATION, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

11-6-2005
MY COMMISSION EXPIRES

REBECCA A. HANKS NOTARY PUBLIC STATE OF IDAHO

_____
NOTARY PUBLIC FOR IDAHO
RESIDING IN BOISE, IDAHO

J:\ASHFORD GRNS #2 LLA - 04-010-01\Drawings\BC_ASHFORD8_SIG.dwg 10/14/2004 8:00:00 AM MST

BK 90 PG 10598

ASHFORD GREENS NO. 8

APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS OF THIS PLAT ARE HEREBY REMOVED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL.

CENTRAL DISTRICT HEALTH DEPARTMENT — Malcolm McTyre REHS 11-5-04

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 23 DAY OF November, 2004, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

CITY CLERK, MERIDIAN, IDAHO

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 27th DAY OF October, 2004

CHAIRMAN ACHD

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, COUNTY SURVEYOR, IN AND FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

COUNTY SURVEYOR — John E. Gwinn 11/29/04 PLS 9010

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

CITY ENGINEER — Brad R. Watson

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308 DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

DATE 11/30/04

COUNTY TREASURER — Lynda Fischer, by Dawn Brown Deputy

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO)
) S.S.
COUNTY OF ADA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF [illegible]
AT 58 MINUTES PAST 2 O'CLOCK P M., ON THIS 30 DAY OF Nov., 2004, IN
BOOK 90 OF PLATS AT PAGES 10594 THROUGH 10596, INSTRUMENT NO. 104161222

DEPUTY

Fee: $ 14.00

EX-OFFICIO RECORDER

SCANNED MAR 10 2023

ADA COUNTY RECORDING
200 W. Front Street
Room 1207
Boise ID 83702

Comments:

Receipt #: 744306
Station: 17
Receipt Name:

Receipt Date: 01/23/2023 03:05 PM
Cashier: NIKOLA OLSON

Thank You

Miscellaneous Fees		
# of Standard Copies	1	$1.00

Receipt Total	**$1.00**
CASH	$1.00

SCANNED
MAR 10 2023

IDAHO DEPARTMENT OF WATER RESOURCES 3/10/2023

Proof Report

Water Right 63-12008

Owner Type	**Name and Address**
Current Owner	ASHFORD GREENS OWNERS ASSN INC 845 E FAIRVIEW AVE STE 120 MERIDIAN, ID 83642-8048 (208) 855-0505
Original Owner	RICK E THOMAS 5727 HILL RD BOISE, ID 83703 (208) 322-7529

Priority Date: 4/15/1993
Basis: License
Status: Active

Source	**Tributary**
GROUND WATER	

Beneficial Use	**From**	**To**	**Diversion Rate**	**Volume**
IRRIGATION	3/15	11/15	0.720 CFS	162.0 AF
	Total Diversion		0.720 CFS	162.0 AF

Source and Point(s) of Diversion:

GROUND WATER	NESW	Sec. 3, Twp 03N, Rge 01W, ADA County

Place Of Use:
IRRIGATION within ADA County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
03N	01W	3							3.4	1.4	11.2	20.0							36.0

POU Total Acres: 36.0

Conditions of Approval:

1.		The right holder shall fully use all surface water rights appurtenant to the lands identified above prior to using water under this right.
2.	R32	This right when combined with all other rights shall provide no more than .02 cfs per acre nor more than 4.5 afa per acre for irrigation of the lands above.

Dates and Other Information:
Licensed Date: 5/9/1994
Water District Number: 63
Mitigation Plan: False

SCANNED
63-12008
MAR 10 2023

Combined Use Limits:
N/A

SubCase:
N/A

Water Supply Bank:

N/A

SCANNED
63-12008
MAR 10 2023

IDAHO DEPARTMENT OF
WATER RESOURCES

Western Region • 2735 W Airport Way • Boise, ID 83705-5082
Phone: 208-334-2190 • Fax: 208-334-2348 • Email: westerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

March 10, 2023

ASHFORD GREENS OWNERS ASSN INC
845 E FAIRVIEW AVE STE 120
MERIDIAN ID 83642-8048

Re: Change in Ownership for Water Right No(s): **63-12008**

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water right(s) to you. The Department has modified its records and has enclosed a computer-generated report for you.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Change in Water Right Ownership, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Idaho Code §§ 42-222 and 42-223.

Please note, water right owners are required to report any change of water right ownership and any change of mailing address to the Department within 120 days of the change. Reporting forms are available from any office of the Department, or from the Department's website.

If you have any questions concerning the enclosed information, please contact me at (208)605-4631.

Sincerely,

Debra Mansfield
Office Specialist II

Enclosure(s)

SCANNED
MAR 10 2023